

Energy performance certificate (EPC) recommendation report

2 Albion Arcade, Mill Street
CARMARTHEN
SA31 3AB

Report number
9700-4970-0424-1930-7040

Valid until
6 November 2024

Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Low
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Low

Additional recommendations

Recommendation**Potential
Impact**

In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Medium

Property and report details

Report issued on 7 November 2014

Total useful floor area 20 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name Mrs Clair Auger

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Employer's name T/A Hard Impact Energy Surveying

Employer's address As above

Assessor ID EES/003385

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
