

Energy performance certificate (EPC) recommendation report

17 Guildhall Square
CARMARTHEN
SA31 1PR

Report number
0090-0344-6449-8099-3002

Valid until
14 January 2024

Energy rating and EPC

This property's current energy rating is E.

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.	High
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
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	15 January 2014
Total useful floor area	452 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

Assessor's details

Assessor's name	Paul Hannay
Telephone	07776 254955
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Employer's name	Vibrant Energy Matters Limited
Employer's address	2 Foxes Lane, Oakdale Business Park, Foxes Lane, Blackwood NP12 4AB
Assessor ID	NHER002166
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER