

Energy performance certificate (EPC) recommendation report

Woof & GO
18b Heol Ganol
Sarn
BRIDGEND
CF32 9PG

Report number
0694-2034-7240-5400-7203

Valid until
28 July 2022

Energy rating and EPC

This property's current energy rating is F.

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.	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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

Property and report details

Report issued on	29 July 2012
Total useful floor area	34 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

Assessor's details

Assessor's name	John Harding
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Employer's name	S.W.E.A
Employer's address	35 Newbridge Gardens
Assessor ID	EES/007979
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd