

Energy performance certificate (EPC) recommendation report

4-6 Abergele Road
COLWYN BAY
LL29 7NN

Report number
2595-4193-6127-6808-0021

Valid until
19 July 2032

Energy rating and EPC

This property's current energy rating is C.

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
In some spaces, the solar gain limit defined in the NCM 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 in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	20 July 2022
Total useful floor area	224 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Gareth Hearn
Telephone	01492 868420
Email	gareth.hearn@northwalesepcs.co.uk
Employer's name	North Wales EPCs
Employer's address	10 Jubilee Street, Llandudno, LL30 2SQ
Assessor ID	QUID200373
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
