

Energy performance certificate (EPC) recommendation report

24 King Street
CARMARTHEN
SA31 1BS

Report number
6336-5275-4042-7549-9500

Valid until
18 May 2032

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Add local temperature control to the heating system.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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 solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	19 May 2022
Total useful floor area	407 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Robin Gerard
Telephone	07796424191
Email	dyfedenergy@gmail.com
Employer's name	Dyfed Energy Assessment
Employer's address	Pontyates, SA15
Assessor ID	EES/026383
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
