

# Energy performance certificate (EPC) recommendation report

BASSETT AND MACGREGOR  
ROYAL OAK MEADOWS  
OLD ST CLEARS ROAD  
JOHNSTOWN  
CARMARTHEN  
SA31 3JF

Report number  
**6203-2064-9119-4650-6648**

Valid until  
**20 March 2031**

## Energy rating and EPC

This property's energy rating is B.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Medium

# Property and report details

Report issued on	21 March 2021
Total useful floor area	536 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Lloyd Jones
Employer's name	Fairwood Solutions
Employer's address	Prenteg Heol Smyrna Llangain Carmarthen SA33 5AD
Assessor ID	STRO003358
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd