

Energy performance certificate (EPC) recommendation report

9-13 Stepney Road
BURRY PORT
SA16 0BH

Report number
0280-8953-0493-3760-9080

Valid until
31 August 2027

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
Add optimum start/stop to the heating system.	Medium
Add local time control to heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider fitting light-emitting diode (LED) lamps to all outlets on the first floor of the building. LED lamps reduce energy costs and CO ₂ emissions, and use at least 75% less energy than incandescent lighting.	Medium
Consider adding dry lining insulation to external wall surfaces as part of any internal refurbishment, or retrofit external wall insulation.	Medium
Consider fitting PIR occupancy sensors to more areas of low usage throughout the building. PIR (Passive Infrared Sensor) is an electronic sensor that measures infrared (IR) light radiating from objects in its field of view, and then trigger lights to be switched on in that area of use.	Medium

Property and report details

Report issued on	1 September 2017
Total useful floor area	380 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Phil Stacey
Telephone	01443 442840
Email	staceysurveys@aol.com
Employer's name	Stacey Surveys Ltd
Employer's address	347 Brithweunydd Road, Trealaw
Assessor ID	QUID201594
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
