

# Energy performance certificate (EPC) recommendation report

Block A The Fitzalan  
Fitzalan Road  
Adamsdown  
CARDIFF  
CF24 0AN

Report number  
6303-5206-6655-2191-6128

Valid until  
9 March 2033

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2428-0804-8724-9020-3253\)](#).

## 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 in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

## Additional recommendations

Recommendation	Potential impact
Install PIR and daylight sensors to all applicable light fittings	Medium

**Recommendation****Potential  
impact**

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Replace all electric panel heaters with an ASHP system

Medium

**Property and report details****Report issued on**

10 March 2023

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**Total useful floor area**

3698 square metres

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**Building environment**

Heating and Natural Ventilation

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**Calculation tool**

DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

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**Assessor's details****Assessor's name**

George Hudson

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**Telephone**

07817 420 685

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**Email**

[george@chestnutcs.co.uk](mailto:george@chestnutcs.co.uk)

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**Employer's name**

Chestnut CS

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**Employer's address**

14 Fullers Field Swan Lane Westerfield Ipswich IP6 9AX

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**Assessor ID**

STRO025473

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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### **Accreditation scheme**

Stroma Certification Ltd

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### **Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.