

## Energy performance certificate (EPC) recommendation report

Druid House  
61-65 High Street  
PWLLHELI  
LL53 5RR

Report number  
**9111-4005-0765-0400-7405**

Valid until  
**6 May 2026**

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### 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.

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## 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.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with high efficiency type.	High

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

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Low

## Property and report details

Report issued on	7 May 2016
Total useful floor area	479 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

## Assessor's details

Assessor's name	William Morris
Telephone	01690 750 288
Email	<a href="mailto:wmepc2015@gmail.com">wmepc2015@gmail.com</a>
Employer's name	William Morris Energy Assessments
Employer's address	Arvon House, Dolwyddelan, Conwy
Assessor ID	STRO002869
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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