

Energy performance certificate (EPC) recommendation report

Clare House 1 Park Road SWANAGE BH19 2AA	Report number 9928-4022-0773-0200-3601
	Valid until 10 April 2023

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0020-9976-0337-23/30\)](#).

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 within 3 years

Recommendation	Potential impact
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
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me windows have high U-values - consider installing secondary glazing.	Medium
me loft spaces are poorly insulated - install/improve insulation.	Medium
d local time control to heating system.	Low
me glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
changes that pay for themselves in more than 7 years	
commendation	Potential impact
of is poorly insulated. Install or improve insulation of roof.	Medium
insider installing solar water heating.	Low
insider installing PV.	Low

Property and report details

Report issued on	11 April 2013
Total useful floor area	320 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM SiteNotes, v17.0, SBEM, v4.1.e.5

Assessor's details

Assessor's name	J R T Dorey
Telephone	0845 872 1335
mail	dorset.surveyors@gmail.com
Employer's name	Dorset Surveyors Ltd
Employer's address	Dorset Surveyors Ltd / NRG Reports Ltd 26 Wallace Road Broadstone Poole Dorset BH18 8NG
Assessor ID	EES/001534
Accreditation scheme	Elmhurst Energy Systems Ltd

Assessor's declaration

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

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related reports for this property.