

Energy performance certificate (EPC) recommendation report

9 The Square
SWANAGE
BH19 2LJ

Report number
7586-6928-3551-2781-0696

Valid until
6 December 2033

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 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.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on 7 December 2023

Total useful floor area 57 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name Hyman Mark Glazer

Telephone 01202 759 780

Email mark_glazer@yahoo.co.uk

Employer's name Mark Glazer Chartered Surveyor

Employer's address 38 Alyth Road Bournemouth BH3 7DG

Assessor ID EES/015316

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
