

# Energy performance certificate (EPC) recommendation report

38 High Street  
SWANAGE  
BH19 2NX

Report number  
**0250-0141-5599-0996-7002**

Valid until  
**12 June 2029**

---

## Energy rating and EPC

This property's energy rating is E.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

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

Recommendation	Potential impact on carbon emissions
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	13 June 2019
Total useful floor area	33 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.a.1

## Assessor's details

Assessor's name	John Smith
Telephone	07831104535
Email	<a href="mailto:gossmithenergy@gmail.com">gossmithenergy@gmail.com</a>
Employer's name	Goss Smith Energy
Employer's address	Studio House, Balmoral Road, Parkstone, Poole, BH14 8TJ
Assessor ID	STER500113
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd

---