

Energy performance certificate (EPC) recommendation report

41 High Street
SWANAGE
BH19 2LU

Report number
3187-1562-6463-6889-3485

Valid until
2 May 2034

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium
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 loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on

3 May 2024

Total useful floor area

557 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
