

Energy performance certificate (EPC) recommendation report

273a High Street
SWANAGE
BH19 2NH

Report number
6445-7266-0301-8382-3245

Valid until
31 January 2033

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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
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.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	1 February 2023
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Total useful floor area	382 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0
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Assessor's details

Assessor's name	Hyman Mark Glazer
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Telephone	01202759780
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Email	mark_glazer@yahoo.co.uk
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Employer's name	Mark Glazer Chartered Surveyor
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Employer's address	38 Alyth Road Bournemouth BH3 7DG
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Assessor ID	STRO001069
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Stroma Certification Ltd
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