

Energy performance certificate (EPC) recommendation report

Everafter
22 Institute Road
SWANAGE
BH19 1BX

Report number
0250-5960-0445-6190-4004

Valid until
28 May 2025

Energy rating and EPC

This property's 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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	29 May 2015
Total useful floor area	127 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor’s details

Assessor’s name	J M Bailey
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Employer’s address	5D The Tanneries, East Street, Titchfield. PO14 4AR
Assessor ID	QUID204072
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
