

Energy performance certificate (EPC) recommendation report

24 Station Road
Swanage
BH19 1AF

Report number
8283-2880-0654-5612-1144

Valid until
31 August 2031

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

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
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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	1 September 2021
Total useful floor area	45 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Matthew Crocker
Telephone	07786185821
Email	info@sellingandlettingsolutions.co.uk
Employer's name	Information not provided by the user
Employer's address	Information not provided by the user
Assessor ID	ECMK301965
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK
