

Energy performance certificate (EPC)

111 High Street POOLE BH15 1AN	Energy rating	Valid until: 19 June 2027
	E	Certificate number: 0960-1914-0393-6610-7094

Property type A1/A2 Retail and Financial/Professional services

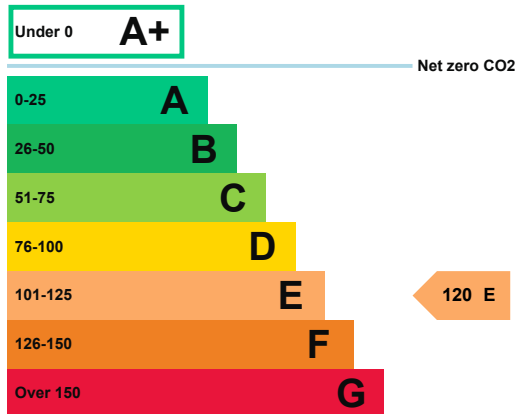
Total floor area 137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

95 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	86.47
Primary energy use (kWh/m ² per year)	512

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9169-4016-0139-0700-6495\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Roger Arthur Boyce
Telephone	01202 661177
Email	roger@sibbettgregory.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016240
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Sibbett Gregory Energy Performance LLP
Employer address	3 Winchester Place, North Street, Poole, BH15 1NX
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	16 June 2017
Date of certificate	20 June 2017

Energy performance certificate (EPC) recommendation report

111 High Street
POOLE
BH15 1AN

Report number
9169-4016-0139-0700-6495

Valid until
19 June 2027

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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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 in over 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
Add weather compensation controls to heating system.	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

Property and report details

Report issued on	20 June 2017
Total useful floor area	137 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0

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