

## Energy performance certificate (EPC) recommendation report

4d Victoria Avenue Industrial Estate  
SWANAGE  
BH19 1BJ

Report number  
**2395-9932-5355-5242-2348**

Valid until  
**4 May 2036**

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### Energy rating and EPC

This property's energy rating is D.

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

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## 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

### 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

### 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
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
Add weather compensation controls to heating system.	Medium

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## Property and report details

Report issued on	5 May 2026
Total useful floor area	80 square metres
Building environment	Heating and Natural Ventilation
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
Telephone	01202 759 780
Email	<a href="mailto:mark_glazer@yahoo.co.uk">mark_glazer@yahoo.co.uk</a>
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

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