

Energy performance certificate (EPC) recommendation report

1286 Wimborne Road
BOURNEMOUTH
BH10 7AJ

Report number
3127-3138-3743-8650-0321

Valid until
25 January 2034

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
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

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
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Low
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	26 January 2024
Total useful floor area	50 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Roger Boyce
Telephone	01202 661177
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Employer's name	Sibbett Gregory Energy Performance LLP
Employer's address	3 Winchester Place, North Street, Poole, BH15 1NX
Assessor ID	EES/015280
Assessor's declaration	The assessor is a relative of the professional dealing with the property transaction.
Accreditation scheme	Elmhurst Energy Systems Ltd
