

## Energy performance certificate (EPC) recommendation report

31a & 35 Commercial Road  
SWANAGE  
BH19 1DF

Report number  
**9615-1127-0804-5250-4627**

Valid until  
**14 August 2033**

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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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	15 August 2023
Total useful floor area	83 square metres
Building environment	Unconditioned
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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