

Energy performance certificate (EPC) recommendation report

6 Institute Road
SWANAGE
BH19 1BX

Report number
8464-3770-7994-1940-6772

Valid until
7 July 2036

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 years

Recommendation

Potential impact on carbon emissions

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 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

Some windows have high U-values - consider installing secondary glazing.

Medium

Property and report details

Report issued on	8 July 2026
Total useful floor area	144 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Hyman Mark Glazer
Telephone	01202 759 780
Email	mark_glazer@yahoo.co.uk
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
