

# Energy performance certificate (EPC) recommendation report

The Former Police Station  
3-5 Argyle Road  
SWANAGE  
BH19 1HZ

Report number  
**7198-5952-1025-0399-6885**

Valid until  
**27 March 2034**

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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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add optimum start/stop to the heating system.	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.	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.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High

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

Recommendation	Potential impact on carbon emissions
Consider switching from gas to biomass.	High
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
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

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## Property and report details

Report issued on	28 March 2024
Total useful floor area	381 square metres
Building environment	Heating and Mechanical 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	<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