

Energy performance certificate (EPC) recommendation report

6 High Street
SWANAGE
BH19 2NT

Report number
8947-4610-1511-3629-0156

Valid until
6 October 2032

Energy rating and EPC

This property's current energy rating is C.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
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

Property and report details

Report issued on	7 October 2022
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Total useful floor area	72 square metres
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Building environment	Heating and Natural Ventilation
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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
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Telephone	01202759780
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Email	mark_glazer@yahoo.co.uk
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Employer's name	Mark Glazer Chartered Surveyor
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Employer's address	38 Alyth Road Bournemouth BH3 7DG
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Assessor ID	STRO001069
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Stroma Certification Ltd
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