

Energy performance certificate (EPC) recommendation report

The Bell Lodge
52 Melville Street
SANDOWN
PO36 8LF

Report number
8112-0933-3107-7713-3288

Valid until
8 August 2032

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 |
|--|--------------------------------------|
| Improve insulation on HWS storage. | Low |
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Low |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium |
| 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 |
| Add local temperature control to the heating system. | Medium |
| Add weather compensation controls to heating system. | Medium |
| Some loft spaces are poorly insulated - install/improve insulation. | Medium |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Low |
| Some solid walls are poorly insulated - introduce or improve internal wall insulation. | Medium |

Changes that may pay for themselves within 3 to 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 |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Roof is poorly insulated. Install or improve insulation of roof. | Medium |
| 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 | 9 August 2022 |
| Total useful floor area | 321 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0 |

Assessor's details

| | |
|------------------------|---|
| Assessor's name | Stephen Hendey |
| Employer's name | IOW EPC SERVICES |
| Employer's address | 22 Coronation Avenue, Northwood, Cowes, Isle of Wight |
| Assessor ID | STRO031378 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Stroma Certification Ltd |
