

Energy performance certificate (EPC) recommendation report

Grange Bank Hotel
Grange Road
SHANKLIN
PO37 6NN

Report number
2000-9045-0598-1171-2159

Valid until
18 June 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
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	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

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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	19 June 2022
Total useful floor area	376 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

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Email steve@iow-epc.com

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
