

# Energy performance certificate (EPC) recommendation report

St. Georges House Hotel  
2 St. Georges Road  
SHANKLIN  
PO37 6BA

Report number  
**0348-9488-1323-9895-2464**

Valid until  
**25 July 2033**

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## Energy rating and EPC

This property's current energy rating is B.

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

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## 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

<b>Recommendation</b>	<b>Potential impact</b>
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 within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Consider installing an air source heat pump.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing a ground source heat pump.	Medium

### Changes that pay for themselves in more than 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

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## Property and report details

Report issued on	26 July 2023
Total useful floor area	399 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Joe Panther
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>
Employer's name	EASY EPC
Employer's address	12 Albion Street Brighton BN2 9NE
Assessor ID	EES/024201
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd