

Energy performance certificate (EPC) recommendation report

Bedford Lodge
4 Chine Avenue
SHANKLIN
PO37 6AQ

Report number
0080-1934-0476-4880-7054

Valid until
8 August 2026

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add optimum start/stop to the heating system.	Medium
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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 2016
Total useful floor area	445 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	NES Ltd, SBEM Online, v1.4, SBEM, v5.2.d.2

Assessor's details

Assessor's name	John Hale
Telephone	07918 108 060
Email	directepc@btinternet.com
Employer's name	Gully Howard Technical
Employer's address	Unit 5 St Georges Business Centre, Portsmouth PO1 3EY
Assessor ID	NHER009232
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER
