

Energy performance certificate (EPC) recommendation report

Caythorpe House Hotel
7 Rempstone Road
SWANAGE
BH19 1DN

Report number
1559-9377-6224-0408-8260

Valid until
6 December 2031

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.

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 |
| Add optimum start/stop to the heating system. | Medium |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium |
| Some windows have high U-values - consider installing secondary glazing. | Medium |
| Add weather compensation controls to heating system. | Medium |
| Some loft spaces are poorly insulated - install/improve insulation. | Medium |
| Add local time control to heating system. | Medium |
| Some solid walls are poorly insulated - introduce or improve internal wall insulation. | Medium |

Changes that pay for themselves within 3 to 7 years

| Recommendation | Potential impact |
|--|-------------------------|
| 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 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 7 December 2021

Total useful floor area 230 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name Hyman Mark Glazer

Telephone 01202759780

Email mark_glazer@yahoo.co.uk

Employer's name Mark Glazer Chartered Surveyor

Employer's address 38 Alyth Road Bournemouth BH3 7DG

Assessor ID STRO001069

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
