

Energy performance certificate (EPC) recommendation report

Ground & Part First Floor 87 St Mary Street Weymouth DT4 8NY	Report number 1954-9207-5179-3171-8955
	Valid until 30 May 2034

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 \(/energy-certificate/0871-5604-4291-1250-7063\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium

Property and report details

Report issued on	31 May 2024
Total useful floor area	266 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	Michael Clements
Telephone	02074 935 503
Email	michael.clements@joneshargreaves.co.uk
Employer's name	Jones Hargreaves
Employer's address	16-17 Little Portland Street London W1W 8BP

Assessor ID	EES/018066
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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