Energy performance certificate (EPC) recommendation report

123 Charminster Road
BOURNEMOUTH
BH8 8UH

Report number
1503-8745-8002-1106-9502

Valid until
5 June 2035

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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
Consider installing an air source heat pump.	High

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	High

Property and report details

Report issued on	6 June 2025
Total useful floor area	33 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Matthew Crocker
Telephone	07786175821
Email	info@sellingandlettingsolutions.co.uk
Employer’s name	
Employer’s address	
Assessor ID	QUID210296
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited