

## Energy performance certificate (EPC)

Symonds & Sampson  
30 High West Street  
DORCHESTER  
DT1 1UP

Energy rating

C

Valid until: **22 September 2029**

Certificate number: **0592-9816-3730-0800-4103**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	324 square metres

### Rules on letting this property

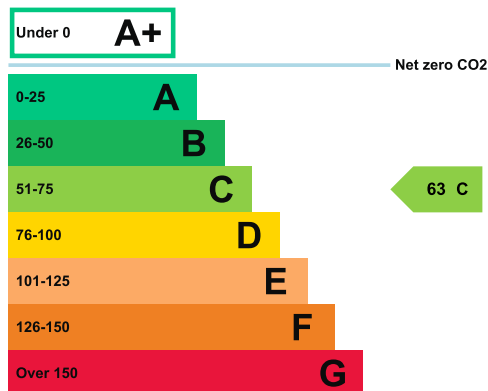
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	56 C

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	67.9
Primary energy use (kWh/m2 per year)	398

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0910-4985-0431-6070-8024\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Matthew Crocker
Telephone	07786175821
Email	<a href="mailto:info@sellingandlettingsolutions.co.uk">info@sellingandlettingsolutions.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301965
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 September 2019
Date of certificate	23 September 2019

## Energy performance certificate (EPC) recommendation report

Symonds & Sampson  
30 High West Street  
DORCHESTER  
DT1 1UP

Report number  
**0910-4985-0431-6070-8024**

Valid until  
**22 September 2029**

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### 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.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low

## Property and report details

Report issued on	23 September 2019
Total useful floor area	324 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

## Assessor's details

Assessor's name	Matthew Crocker
Telephone	07786175821
Email	<a href="mailto:info@sellingandlettingsolutions.co.uk">info@sellingandlettingsolutions.co.uk</a>
Employer's name	Information not provided by the user
Employer's address	Information not provided by the user
Assessor ID	ECMK301965
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK