

Display energy certificate (DEC) recommendation report

Adult Education Centre
St. Faiths Street
MAIDSTONE
ME14 1LH

Report number
0240-4946-0283-0580-8044

Valid until
15 May 2025

Operational rating and DEC

This building's operational rating is C.

For more information on the building's energy performance, [see the DEC for this building \(/energy-certificate/0694-2840-8810-5400-4303\)](/energy-certificate/0694-2840-8810-5400-4303).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider introducing or improving loft insulation.	High
Engage experts to review overall air conditioning strategy and propose an investment programme for upgrading and/or switching to alternative solutions.	Low
It is recommended that energy management techniques are introduced. These could include efforts to gain building users commitment to save energy, allocating responsibility for energy to a specific person (champion), setting targets and monitoring.	Medium
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	Low
Review the air conditioning energy performance report and seek to implement any outstanding recommendations for action.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider engaging experts to review the condition of the building fabric and propose measures to improve energy performance. This might include building pressure tests for air tightness and thermography tests for insulation continuity.	Medium
Consider introducing or improving wall insulation (internal lining) to solid single skin structures.	High
Consider fitting secondary glazing and/or under glaze sky lights where appropriate.	Medium
Consider applying reflective coating to windows and/or fit shading devices to reduce unwanted solar gain.	Low
Consider implementing regular inspections of the building fabric to check on the condition of insulation and sealing measures and removal of accidental ventilation paths.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted photovoltaic electricity generating panels.	High
Consider constructing draught lobbies to reduce unwanted air infiltration.	Medium
Consider replacing or improving glazing.	High
Engage experts to review the building lighting strategies and propose alterations and/or upgrades to daylighting provisions, luminaires and their control systems and an implementation plan.	High
The current metering provisions do not enable production of a specific and reasonably accurate Operational Rating for this building. It is recommended that meters be installed and a regime of recording data be put in place. CIBSE TM 39 gives guidance on this.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Energy education program for all building users	Low

Recommendation	Potential impact on carbon emissions
Consider using the Carbon Trust website to request posters and other literature	Low
Consider switching off overhead projectors at the mains on a daily basis	High
Consider recording and displaying regular monthly meter readings to show building energy usage	Low
Consider checking all hot water heaters are on timers and the time is set for occupancy hours.	High

Building and report details

Building occupier	Kent County Council
Building type	General Office
Building environment	Heating and Natural Ventilation
On-site renewable energy sources	
Separable energy uses discounted	
Electricity used	76839 kW h
Gas used	223047 kW h
Total useful floor area	1,544.34 square metres
Building reference	RRN-0010-4046-0181-0480-8040
Report issued on	16 May 2018
Calculation tool	SystemsLink, ORToolkit, v3.6
Type of inspection	Physical

Assessor's details

Assessor's name	Mr. Paul Stears
Employer's name	Commercial Services Kent Ltd
Employer's address	1 Abbey Wood Road, Kings Hill, West Malling, ME19 4YT
Assessor ID	EES/015514
Accreditation scheme	Elmhurst Energy Systems Ltd