

Energy performance certificate (EPC) recommendation report

28 Guildhall Street
FOLKESTONE
CT20 1DZ

Report number
9158-5741-0765-2480-1901

Valid until
16 January 2033

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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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
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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

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 solid walls are poorly insulated - introduce or improve internal wall insulation.

Medium

Property and report details

Report issued on	17 January 2023
Total useful floor area	108 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Yvonne Forbes
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Employer's name	Majestic Energy Assessments
Employer's address	38 Friends Avenue, Margate, Kent, CT9 3XQ
Assessor ID	EES/008610
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd