

Energy performance certificate (EPC) recommendation report

162-164 Canterbury Street
GILLINGHAM
ME7 5UB

Report number
3336-4043-2556-3857-1685

Valid until
15 November 2033

Energy rating and EPC

This property's current energy rating is D.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on 16 November 2023

Total useful floor area 59 square metres

Building environment Heating and Natural Ventilation

Calculation tool Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name Martyn Bloomfield

Telephone 01795479579

Email surveyorsandvaluers@ymail.com

Employer's name Surveyors & Valuers Limited

Employer's address Top Floor Sears Business Centre, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU

Assessor ID STER500171

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Sterling Accreditation Ltd
