

Energy performance certificate (EPC)

Canterbury City Council
Council Offices, Military Road
CANTERBURY
CT1 1YW

Energy rating

D

Valid until: **28 April 2023**

Certificate number: **0090-0837-4339-2527-7006**

Property type

B1 Offices and Workshop businesses

Total floor area

7879 square metres

Rules on letting this property

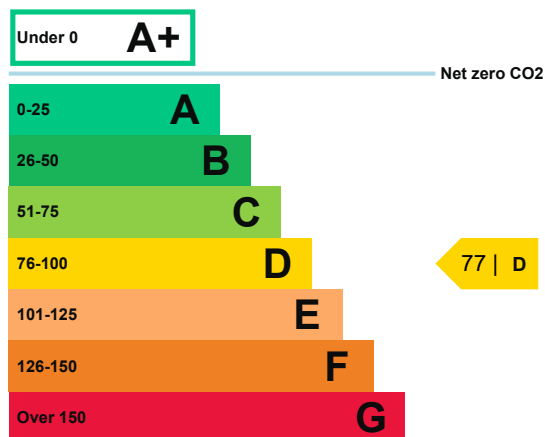
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

59 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)	46.86

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0270-9937-0437-4050-8020\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Alex Reynolds
Telephone	01444 817805
Email	alex.reynolds@ecm.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID300139
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	EnergyTEAM
Employer address	Team House Unit 7 Braybon Business Park Consort Way Burgess Hill West Sussex. RH15 9ND
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 March 2013
Date of certificate	29 April 2013

Energy performance certificate (EPC) recommendation report

Canterbury City Council
Council Offices, Military Road
CANTERBURY
CT1 1YW

Report number
0270-9937-0437-4050-8020

Valid until
28 April 2023

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

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 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 pay for themselves in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Low

Property and report details

Report issued on	29 April 2013
Total useful floor area	7879 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v3.0.0, SBEM, v4.1.d.0

Assessor's details

Assessor's name	Alex Reynolds
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