

# Energy performance certificate (EPC) recommendation report

16 King Street  
MARGATE  
CT9 1DA

Report number  
**0993-8054-5650-0027-4467**

Valid until  
**19 March 2034**

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## Energy rating and EPC

This property's energy rating is D.

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
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
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	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

### Changes that may pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider installing solar water heating.	Low
Consider installing PV.	Low

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## Property and report details

Report issued on	20 March 2024
Total useful floor area	40 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Yvonne Forbes
Telephone	01843 298635
Email	<a href="mailto:yvonne.forbes@btinternet.com">yvonne.forbes@btinternet.com</a>
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

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