

Energy performance certificate (EPC) recommendation report

The Deli
63 Station Road
BIRCHINGTON
CT7 9RE

Report number
9739-4044-0869-0400-4001

Valid until
3 April 2026

Energy rating and EPC

This property's energy rating is E.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
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

Property and report details

Report issued on	4 April 2016
Total useful floor area	99 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v18.0, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Tom King
Telephone	07977 571480
Email	tomkingenergyassessments@yahoo.co.uk
Employer's name	<insert Employer/Trading Name>
Employer's address	<insert Employer/Trading Address>
Assessor ID	EES/005006
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

