

Energy performance certificate (EPC) recommendation report

5 Harbour Street
RAMSGATE
CT11 8HA

Report number
5767-9769-4542-1314-5859

Valid until
6 May 2035

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
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 in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
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
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

Property and report details

Report issued on	7 May 2025
Total useful floor area	109 square metres
Building environment	Air Conditioning
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

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