

# Energy performance certificate (EPC) recommendation report

11-13 Queen Street  
RAMSGATE  
CT11 9DZ

Report number  
**8727-0165-6275-1461-7229**

Valid until  
**3 June 2034**

## 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 \(/energy-certificate/6782-9689-9552-8589-9363\)](#).

## 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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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

Recommendation	Potential impact on carbon emissions
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
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low

## Property and report details

<b>Report issued on</b>	4 June 2024
<b>Total useful floor area</b>	826 square metres
<b>Building environment</b>	Air Conditioning
<b>Calculation tool</b>	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## Assessor's details

<b>Assessor's name</b>	David Beale
<b>Telephone</b>	07736311077
<b>Email</b>	<a href="mailto:dmbeale@yahoo.com">dmbeale@yahoo.com</a>
<b>Employer's name</b>	Mid Kent Property Services
<b>Employer's address</b>	Maidstone ME15 7TN
<b>Assessor ID</b>	EES/006777
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd

# Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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