

Non Domestic Energy Performance Certificate

The Studio, Corinthians House Gay Dawn Farm, Fawkham DA3 8LY



Report prepared by EPC Solutions (KENT) Partnership

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Energy performance certificate (EPC)			
The Studio Corinthians House	Energy rating	Valid until:	17 December 2033
Gay Dawn Farm Valley Road FAWKHAM DA3 8LY	Certificate number:	4719-5358-2155-2815-3426	
Property type		Offices and Wo	orkshop Businesses
Total floor area		75 square met	res

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.

Under 0 **A+** Net zero CO2 Α 0-25 В 26-50 47 B С 51-75 D 76-100 Е 101-125 F 126-150 Over 150 G

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock



Main heating fuel	Biomass
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.7
Primary energy use (kWh/m2 per year)	142

3 A

13 A

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6648-3451-1203-6963-1503).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andy Ogden
Telephone	07860 289068
Email	info@kentepc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019679
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Solutions Kent
Employer address	Post Office Cottage, Hawkhurst, TN18 5DZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 December 2023
Date of certificate	18 December 2023

Energy performance certificate (EPC) recommendation report

The Studio Corinthians House Gay Dawn Farm Valley Road FAWKHAM DA3 8LY Report number 6648-3451-1203-6963-1503

Valid until **17 December 2033**

Energy rating and EPC

This property's energy rating is B.

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
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Changes that may pay for themselves in over 7 years	
Recommendation	Potential impact on
Add local temperature control to the heating system.	Low
Add local temperature control to the heating system. Add local time control to heating system.	Low Low
Add local temperature control to the heating system. Add local time control to heating system. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low Low
Add local temperature control to the heating system. Add local time control to heating system. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. Consider installing an air source heat pump.	Low Low Low High
Add local temperature control to the heating system. Add local time control to heating system. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. Consider installing an air source heat pump. Install more efficient water heater.	Low Low Low High Medium
Add local temperature control to the heating system. Add local time control to heating system. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. Consider installing an air source heat pump. Install more efficient water heater. Additional recommendations	Low Low Low High Medium
Add local temperature control to the heating system. Add local time control to heating system. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. Consider installing an air source heat pump. Install more efficient water heater. Additional recommendations Recommendation	Low Low Low High Medium Potential impact on carbon emissions

Property and report details

Report issued on	18 December 2023
Total useful floor area	75 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	CLG, iSBEM, v6.1.c, SBEM, v6.1.c.0

Assessor's details

Assessor's name	Andy Ogden
Telephone	07860 289068
Email	info@kentepc.co.uk
Employer's name	EPC Solutions Kent
Employer's address	Post Office Cottage, Hawkhurst, TN18 5DZ
Assessor ID	EES/019679
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

SBEM Main Calculation Output Document

Mon Dec 18 23:45:59 2023

v6.1.c.0

Building name

The Studio

Building type: Offices and Workshop Businesses

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions



0 kgCO2/m2 displaced by the use of renewable sources.

Building area is 74.52 m2





Annual Energy Consumption

(Pie chart including Equipment end-use)



(Pie chart excluding Equipment end-use)



(*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

Annual Heating Demand









