

Energy performance certificate (EPC) recommendation report

Unit 5 The Arcade
Kent Road
Upper Gornal
Dudley
DY3 2DA

Report number
2852-4775-8864-2207-1591

Valid until
26 May 2036

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
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
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing building mounted wind turbine(s).	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	27 May 2026
Total useful floor area	50 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Hasan Mahmood
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Employer's name	Compliance 365
Employer's address	3 Paragon Red Hall Crescent
Assessor ID	QUID212200
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
