

16-22 Grafton Road, Worthing BN11 1QP

No	Schedule of Work Measures		Budget Costs
1	Current Draft EPC (08 December 2025).	C (63)	£0 (just cost of lodging new EPC on Register)
2	Replace lighting with new LED lights (a).	N/A. The current lighting has high efficacy.	£0
3	Remove gas boiler, radiators & accessible pipework. Install electric hot water cylinder.		£10,800
4	Replace current gas boiler with electric panel heaters & upgrades to existing AC system:	B (29)	£16,000
5	Install 14 kWp PV system (approx. 30-40 panels depending on panel size) as required for AC and electric panel system.	A (25)	£16,500 for 32no panels or £32,000 for 70no panels (max)

TABLE NOTES

(a) Office with min. 130 efficacy LEDs. WCs, Tea/Canteen and Circulation areas with min. 95 efficacy. All relevant areas should have either PIR or PIR & Photo-Switching as per Part L Building Regulations. See Notes.

(b) Remove (or cap) current gas boiler and replace with Electric panel heaters (with individual time & temperature control) within the Circulation, WCs and tea/canteen areas i.e. where existing AC isn't in place. Check if the existing VRV system has the capacity to heat the Office areas (there is no reason why it shouldn't; however, it's best to check with more than one source). Replace domestic hot water system(s) with new electric standalone or multipoint domestic hot water system with low heat losses (where applicable). Note: fire exit stairs should remain unheated.

GENERAL NOTES

Costs are budgets provided by AJ Taylor Ltd

Costs do not include any allowance for scaffold or other preliminaries that may be relevant

Budget costs obtained in January 2026

Existing AC system is only '2 pipe', able to deliver hot or cold to individual units with master controller based on season & requirement for master controller

Existing AC system only operating in offices so additional electric panel heaters needed to common ways, WCs & any areas of office separated from AC units

