

Energy performance certificate (EPC) recommendation report

Staff Block
Former Rowhill School
Stock Lane
Dartford
DA2 7BZ

Report number
1884-1373-7118-4391-6309

Valid until
7 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
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Add time control to heating system.	Medium
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Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Add optimum start/stop to the heating system.	Medium
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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
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Install more efficient water heater.	High
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Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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Add local temperature control to the heating system.	Medium
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Add weather compensation controls to heating system.	Medium
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Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Add local time control to heating system.	Medium
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Consider replacing HWS with point of use system.	High
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Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
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Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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Consider installing an air source heat pump.	High
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Property and report details

Report issued on	8 May 2026
Total useful floor area	234 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Martyn Bloomfield
Telephone	01795479579
Email	surveyorsandvaluers@ymail.com
Employer's name	Surveyors & Valuers Limited
Employer's address	Top Floor Sears Business Centre, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU
Assessor ID	STER500171
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd
