

Energy performance certificate (EPC) recommendation report

45 Space Business Centre
Knight Road
Strood
ROCHESTER
ME2 2BF

Report number
0073-0204-4404-0304-4300

Valid until
12 March 2034

Energy rating and EPC

This property's energy rating is E.

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 installing an air source heat pump.	Low
Consider installing a ground source heat pump.	Low
Add weather compensation controls to heating system.	Low
Add optimum start/stop to the heating system.	Low
Add local temperature control to the heating system.	Low
Add local time control to heating system.	Low
Add time control to heating system.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Low
Some windows have high U-values - consider installing secondary glazing.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	13 March 2024
Total useful floor area	37 square metres
Building environment	Unconditioned
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	USMAN HUSSAIN
Telephone	07939302868
Email	usman@energyexpertise.co.uk
Employer's name	HIGH STREET EPC
Employer's address	079510202907
Assessor ID	QUID201051
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
