

Energy performance certificate (EPC) recommendation report

Unit 13 Magazine B
Ordnance Yard
Upnor Road
Lower Upnor
Rochester
ME2 4UY

Report number
0799-8001-9894-7975-1768

Valid until
3 August 2036

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 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	4 August 2026
Total useful floor area	125 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