

Energy performance certificate (EPC) recommendation report

31 Kings Road
BRENTWOOD
CM14 4DJ

Report number
8603-0533-1097-5011-4251

Valid until
24 April 2035

Energy rating and EPC

This property’s energy rating is D.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/8565-6426-7624-7355-8100\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Consider installing building mounted wind turbine(s).	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	25 April 2025
Total useful floor area	73 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Farhan Mir
Telephone	07411 978057
Email	commercialdea@gmail.com
Employer's name	High Street EPC
Employer's address	https://www.highstreetepc.co.uk/
Assessor ID	EES/018490
Assessor's declaration	The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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