

# Energy performance certificate (EPC) recommendation report

Unit 22  
Lordswood Industrial Estate  
Revenge Road  
CHATHAM  
ME5 8UD

Report number  
**5190-0377-6688-3144-0529**

Valid until  
**20 March 2036**

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## 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.

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# Recommendations

## Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

## Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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 an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

# Property and report details

Report issued on 21 March 2026

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Total useful floor area 527 square metres

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Building environment Heating and Natural Ventilation

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Calculation tool Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name Martyn Bloomfield

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Telephone 01795479579

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Email [surveyorsandvaluers@ymail.com](mailto:surveyorsandvaluers@ymail.com)

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Employer's name Surveyors & Valuers Limited

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Employer's address Top Floor Sears Business Centre, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU

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Assessor ID STER500171

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Sterling Accreditation Ltd

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