

Energy performance certificate (EPC) recommendation report

65 High Street
East Malling
WEST MALLING
ME19 6AJ

Report number
4620-2202-4647-7659-8564

Valid until
11 August 2036

Energy rating and EPC

This property's energy rating is B.

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
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 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
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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	12 August 2026
Total useful floor area	151 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