

## Energy performance certificate (EPC) recommendation report

Mobile 5,  
Former Rowhill School,  
Stock Lane,  
Dartford  
DA2 7BZ

Report number  
**7290-2889-1010-0738-3636**

Valid until  
**7 May 2036**

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### Energy rating and EPC

This property's energy rating is C.

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
Add time control to heating system.	Medium
Install more efficient water heater.	High

### 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
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Consider replacing HWS with point of use system.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

## Property and report details

Report issued on	8 May 2026
Total useful floor area	111 square metres
Building environment	Heating and Natural Ventilation
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
Telephone	01795479579
Email	<a href="mailto:surveyorsandvaluers@ymail.com">surveyorsandvaluers@ymail.com</a>
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

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