

Energy performance certificate (EPC) recommendation report

23 Rochester Airport Industrial Estate
Laker Road
ROCHESTER
ME1 3QX

Report number
0379-4449-1328-7952-3572

Valid until
16 March 2036

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	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
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
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 17 March 2026

Total useful floor area 654 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
