

Non Domestic Energy Performance Certificate



*Unit 5 Hammonds Farm
Smith Lane, Goudhurst Kent TN17 1EU*



*Report prepared by
EPC Solutions (KENT) Partnership*

Maidstone Office – 07977 070445

Rochester Office – 07860 289068

Email: info@kentepc.co.uk

Website : www.kentepc.co.uk



Energy performance certificate (EPC)

Unit 5
Hammonds Farm
Smiths Lane
Goudhurst
CRANBROOK
TN17 1EU

Energy rating

A

Valid until:

27 May 2034

Certificate
number:

8513-6989-5779-4441-1438

Property type

Offices and Workshop Businesses

Total floor area

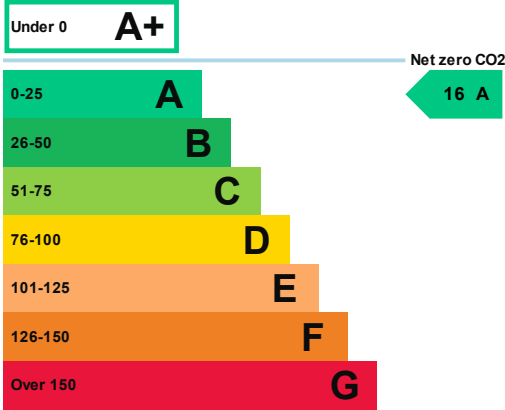
172 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	9 A
If typical of the existing stock	36 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	5.02
Primary energy use (kWh/m2 per year)	52

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7050-7251-1881-4493-8475\)](/energy-certificate/7050-7251-1881-4493-8475).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andy Ogden
Telephone	07977 070445
Email	info@kentepc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019679
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Solutions Kent
Employer address	Post Office Cottage, Hawkhurst, TN18 5DZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2024
Date of certificate	28 May 2024

Energy performance certificate (EPC) recommendation report

Unit 5
Hammonds Farm
Smiths Lane
Goudhurst
CRANBROOK
TN17 1EU

Report number
7050-7251-1881-4493-8475

Valid until
27 May 2034

Energy rating and EPC

This property's energy rating is A.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Add weather compensation controls to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing PIR or Occupancy Sensors in areas with intermittent and transient occupation, such as the toilet, tea making, meeting rooms and corridor areas.	Medium

Property and report details

Report issued on	28 May 2024
Total useful floor area	172 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.c, SBEM, v6.1.c.0

Assessor's details

Assessor's name	Andy Ogden
Telephone	07977 070445
Email	info@kentepc.co.uk
Employer's name	EPC Solutions Kent
Employer's address	Post Office Cottage, Hawkhurst, TN18 5DZ
Assessor ID	EES/019679
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

SBEM Main Calculation Output Document

Tue May 28 10:01:07 2024

v6.1.c.0

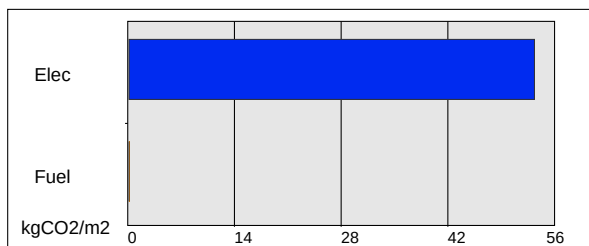
Building name

Unit 5 Hammonds Farm

Building type: Offices and Workshop Businesses

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

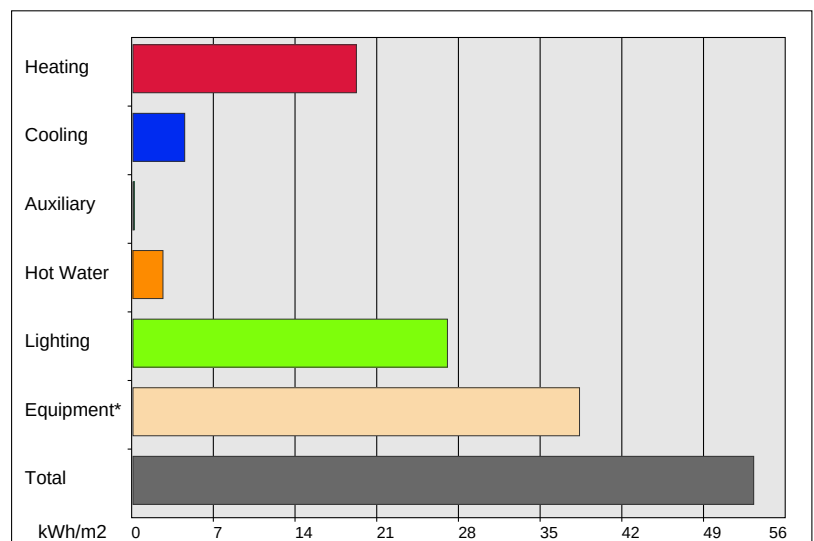
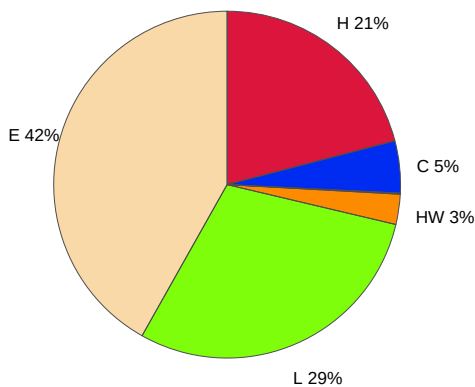


2.5 kgCO2/m2 displaced by the use of renewable sources.

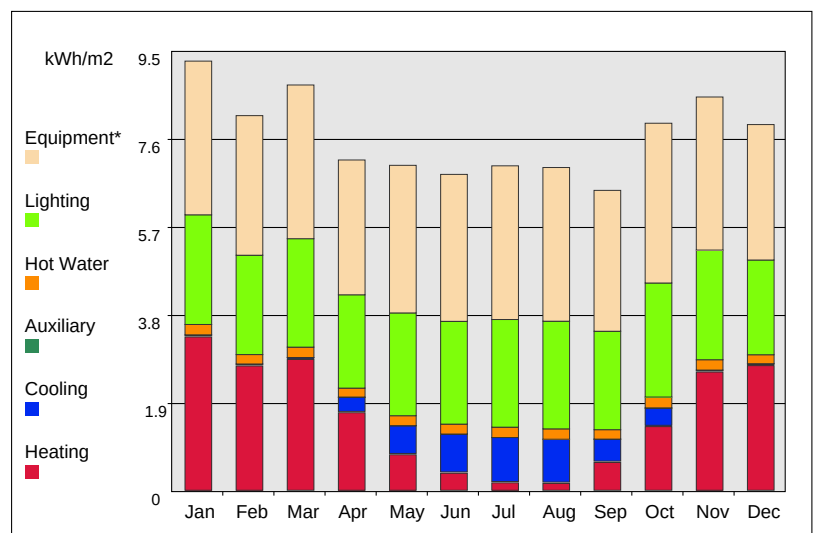
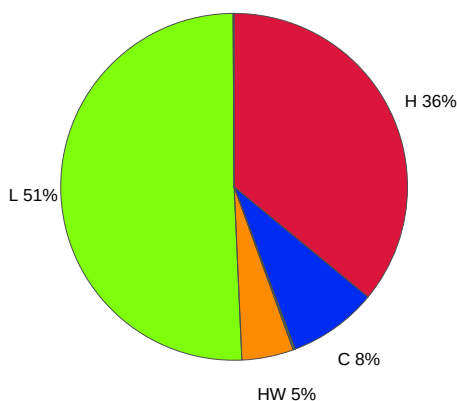
Building area is 171.89 m2

Annual Energy Consumption

(Pie chart including Equipment end-use)

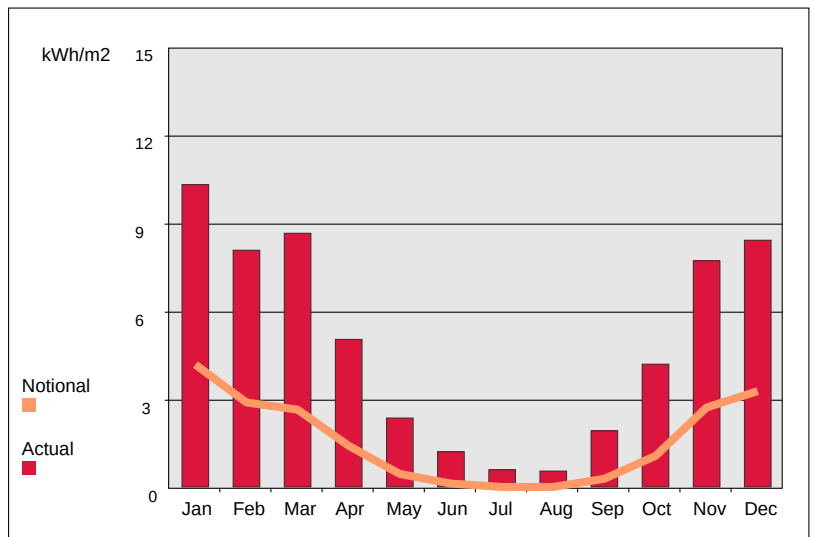
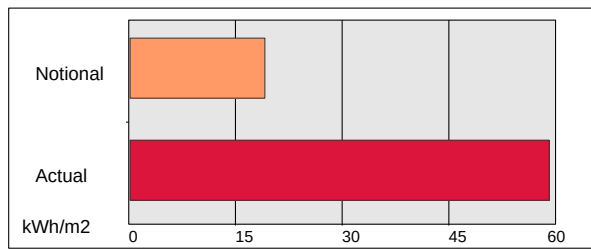


(Pie chart excluding Equipment end-use)



(*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

Annual Heating Demand



Annual Cooling Demand

