

Energy performance certificate (EPC) recommendation report

63 High Street
WEST WICKHAM
BR4 0LS

Report number
2301-4042-0209-0300-5101

Valid until
19 February 2030

Energy rating and EPC

This property's current energy rating is C.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Property and report details

Report issued on	20 February 2020
Total useful floor area	76 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	David Beale
Telephone	07736 311077
Email	dmbeale@yahoo.com
Employer's name	Mid Kent Property Services
Employer's address	Maidstone ME15 7TN
Assessor ID	EES/006777
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
