

Energy performance certificate (EPC) recommendation report

29, King Street
RAMSGATE
CT11 8NP

Report number
9323-4052-0979-0290-3991

Valid until
16 December 2023

Energy rating and EPC

This property's current energy rating is D.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Medium
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	17 December 2013
Total useful floor area	462 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	NES Ltd, SBEM Online, v1.3, SBEM, v4.1.e.5

Assessor's details

Assessor's name	Yvonne Forbes
Telephone	01843 298635
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Employer's name	Majestic Energy Assessments
Employer's address	38, Friends Avenue, Margate CT9 3XQ
Assessor ID	NHER003024
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER
