

Energy performance certificate (EPC) recommendation report

97 Sandgate High Street
SANDGATE
CT20 3BY

Report number
8614-8141-7556-2773-7255

Valid until
13 November 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 within 3 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	14 November 2024
Total useful floor area	31 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Giles Day
Telephone	07905-125957
Email	gilesday1966@btinternet.com
Employer's name	Giles Day
Employer's address	Flat 1, 11A Julian Road, Folkestone CT19 5HP
Assessor ID	EES/013316
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd