

Energy performance certificate (EPC) recommendation report

4b Station Road LYMINGE CT18 8HP	Report number 2602-3584-0783-8390-4795
	Valid until 31 October 2031

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
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Improve insulation on HWS storage.	Low
Consider installing a ground source heat pump.	High
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Property and report details

Report issued on 1 November 2021

Total useful floor area 52 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name Giles Day

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Employer's name Giles Day

Employer's address Hawke House, Barrack Hill, Hythe CT21 6LW

Assessor ID EES/013316

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
