

Energy performance certificate (EPC) recommendation report

Channel House
Channel View Road
DOVER
CT17 9TJ

Report number
7557-3694-8211-9828-2284

Valid until
13 January 2035

Energy rating and EPC

This property's 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Add time control to heating system.	Medium
Consider installing solar water heating.	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add optimum start/stop to the heating system.	Medium

Property and report details

Report issued on	14 January 2025
Total useful floor area	10,099 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Kertis Beswick
Telephone	01924 669941
Email	epc@compliance365.co.uk
Employer's name	Compliance365
Employer's address	3 Paragon Red Hall Cresecent
Assessor ID	EES/028247
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
