

Energy performance certificate (EPC) recommendation report

28-30, High Street
SHOREHAM-BY-SEA
BN43 5DA

Report number
0780-0148-7739-6622-9002

Valid until
27 February 2028

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

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
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
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
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

Recommendation	Potential impact
Consider replacing existing boiler with a high efficiency new gas burning heat source	Medium
Consider conducting a lighting survey/full lighting design to establish lux and wattage levels	High

Property and report details

Report issued on	28 February 2018
Total useful floor area	301 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

Assessor's details

Assessor's name	George Hudson
Telephone	07817 420 685
Email	george@chestnutcs.co.uk
Employer's name	CBRE Ltd
Employer's address	10 Paternoster Row London EC4M 7HP
Assessor ID	STRO025473
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd