

Energy performance certificate (EPC) recommendation report

Priplan House Crescent Road TUNBRIDGE WELLS TN1 2PL	Report number 0290-8980-0404-3880-4030
	Valid until 18 February 2024

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 \(/energy-certificate/0880-0434-3809-3829-0006\)](#).

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
----------------	------------------

Recommendation**Potential impact**

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Some windows have high U-values - consider installing secondary glazing.

Medium

Add weather compensation controls to heating system.

Medium

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

Consider replacing heating boiler plant with a condensing type.

Medium

Property and report details**Report issued on**

19 February 2014

Total useful floor area

1764 square metres

Building environment

Air Conditioning

Calculation tool

CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

Assessor's details**Assessor's name**

James Bailey

Employer's name

EPC Portal Ltd

Employer's address

5d The Tanneries, East Street, Titchfield, Hampshire, PO14 4AR

Assessor ID

STRO004895

Accreditation scheme

Stroma Certification Ltd

Assessor's declaration

The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related reports for this property.