

## Energy performance certificate (EPC) recommendation report

38 Station Road  
UPMINSTER  
RM14 2TR

Report number  
**1526-4930-1931-9952-9105**

Valid until  
**30 April 2036**

### Energy rating and EPC

This property's energy rating is B.

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
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 in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	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
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
Consider installing building mounted wind turbine(s).	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

## Property and report details

Report issued on	1 May 2026
Total useful floor area	120 square metres
Building environment	Air Conditioning
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

## Assessor's details

Assessor's name	Charles Barr
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Email	<a href="mailto:chas@hapticepc.com">chas@hapticepc.com</a>
Employer's name	Haptic EPC Ltd
Employer's address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor ID	EES/027468
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd