

# Energy performance certificate (EPC) recommendation report

161 Windmill Street  
GRAVESEND  
DA12 1AH

Report number  
**5498-7505-9229-6949-7120**

Valid until  
**5 February 2036**

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## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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## 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.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add time control to heating system.	Low

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium

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## Property and report details

Report issued on	6 February 2026
Total useful floor area	172 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

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## Assessor's details

Assessor's name	Richard Longhurst
Telephone	07462544224
Email	<a href="mailto:richard@rainbowecosolutions.co.uk">richard@rainbowecosolutions.co.uk</a>
Employer's name	Rainbow eco solutions
Employer's address	
Assessor ID	EES/018822
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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