

## Energy performance certificate (EPC) recommendation report

FIRST FLOOR OFFICE  
11 Hoxton Square  
LONDON  
N1 6NU

Report number  
**0893-0824-0940-3390-9813**

Valid until  
**12 December 2028**

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### 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.

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## 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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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.	High
Chiller efficiency is low. Consider upgrading chiller plant.	High
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low
Add weather compensation controls to heating system.	Low

## Property and report details

Report issued on	13 December 2018
Total useful floor area	75 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v22.0, SBEM, v5.4.b.0

## Assessor's details

Assessor's name	Usman Hussain
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Employer's name	Energy Expertise Ltd
Employer's address	76 Hewett road, Dagenham , rm8 2xs. Mobile 07939302868
Assessor ID	QUID201051
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited