

Energy performance certificate (EPC) recommendation report

8-15 Dereham Place
Hackney
LONDON
EC2A 3HJ

Report number
3912-8930-0388-8976-9199

Valid until
19 October 2032

Energy rating and EPC

This property's current energy rating is B.

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
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add time control to heating system.	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
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 installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	20 October 2022
Total useful floor area	398 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Paul Fearon
Telephone	02082795619
Email	info@epcstart.co.uk
Employer's name	EPC START
Employer's address	31 Rectory Lane Essex IG10 1NZ
Assessor ID	STRO024954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd