

Energy performance certificate (EPC) recommendation report

237, HACKNEY ROAD / 6A
SCAWFELL STREET
LONDON,
E2 8NA

Report number
3262-0725-5122-4991-8448

Valid until
29 January 2034

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 time control to heating system.	Medium
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
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	30 January 2024
Total useful floor area	420 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Sam Certs
Telephone	02084587444
Email	aaron@staygreen50.com
Employer’s name	SamCerts Ltd
Employer’s address	36 Riveride Drive, Golders Green Road, London, NW11 9PX
Assessor ID	QUID203098
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited