

Energy performance certificate (EPC) recommendation report

346 Old Street
LONDON
EC1V 9NQ

Report number
9875-4052-0231-0000-2605

Valid until
2 February 2027

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider replacing heating boiler plant with a condensing type.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium

Property and report details

Report issued on	3 February 2017
Total useful floor area	1,151 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Zamir Borg-Mirza
Employer's name	EPC Assure Ltd
Employer's address	20-22 Wenlock Road London N1 7GU
Assessor ID	STRO003881
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd