

## Energy performance certificate (EPC) recommendation report

90 Morning Lane  
Hackney  
LONDON  
E9 6NA

Report number  
**8220-9115-0049-3009-1933**

Valid until  
**20 September 2031**

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### Energy rating and EPC

This property's energy rating is C.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	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

## 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 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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

# Property and report details

Report issued on	21 September 2021
Total useful floor area	394 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor’s details

Assessor’s name	Usman Hussain
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Email	<a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a>
Employer’s name	ENERGY EXPERTISE LTD
Employer’s address	07939302868
Assessor ID	QUID201051
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited