

Energy performance certificate (EPC) recommendation report

The Albion
36 Lauriston Road
LONDON
E9 7EU

Report number
9298-1275-2467-4707-2584

Valid until
30 November 2033

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 |
|---|--------------------------------------|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Medium |
| Add time control to heating system. | Medium |
| Add optimum start/stop to the heating system. | Medium |
| Some windows have high U-values - consider installing secondary glazing. | Medium |

Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Add local temperature control to the heating system. | Medium |
| Add weather compensation controls to heating system. | Medium |
| Add local time control to heating system. | Medium |
| Some solid walls are poorly insulated - introduce or improve internal wall insulation. | Medium |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames. | Medium |
| Consider installing an air source heat pump. | High |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Consider installing a ground source heat pump. | High |
| Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior. | Medium |
| Roof is poorly insulated. Install or improve insulation of roof. | Medium |
| Consider installing solar water heating. | Low |
| Consider installing PV. | Low |

Property and report details

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|-------------------------|---|
| Report issued on | 1 December 2023 |
| Total useful floor area | 228 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | G-ISEM Ltd, G-ISEM, v25.3, SBEM, v6.1.e.0 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | USMAN HUSSAIN |
| Telephone | 07939302868 |
| Email | usman@energyexpertise.co.uk |
| Employer's name | HIGH STREET EPC |
| Employer's address | www.highstreetepc.co.uk |
| Assessor ID | QUID201051 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Quidos Limited |
