

Energy performance certificate (EPC) recommendation report

FIRST & SECOND FLOORS
45 Vyner Street
LONDON
E2 9DQ

Report number
0194-0046-3559-8498-1006

Valid until
21 August 2026

Energy rating and EPC

This property's energy rating is D.

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.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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
Consider installing PV.	Low

Property and report details

Report issued on	22 August 2016
Total useful floor area	832 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Theodoros Ioannou
Employer's name	TI-ENERGIA LTD
Employer's address	12 Oakwood Park Road, London, N14 6QG
Assessor ID	STRO001288
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd