

## Energy performance certificate (EPC) recommendation report

1, Bath Place  
LONDON  
EC2A 3DA

Report number  
**9591-4011-0665-0600-4995**

Valid until  
**6 October 2026**

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### 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.

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# 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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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.	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
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Additional recommendations

Recommendation	Potential impact on carbon emissions
Investigate the potential for improving insulation to exposed surfaces such as floors, walls and roofs adjacent to unheated spaces or exterior	Low

## Property and report details

Report issued on	7 October 2016
Total useful floor area	462 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

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## Assessor's details

Assessor's name	Kathryn Hampshire
Telephone	01455883250
Email	<a href="mailto:elmhurst@elmhurstenergy.co.uk">elmhurst@elmhurstenergy.co.uk</a>
Employer's name	NHER Accreditation Scheme
Employer's address	National Energy Services, National Energy Centre, Davy Avenue, Milton Keynes MK5 8NA
Assessor ID	SAVA002000
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER

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