

Energy performance certificate (EPC) recommendation report

80 Strand
LONDON
WC2R 0RE

Report number
9000-4922-0448-3240-4080

Valid until
27 November 2028

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.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low
Ductwork leakage is high. Inspect and seal ductwork.	Medium
Some windows have high U-values - consider installing secondary glazing.	High
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Property and report details

Report issued on	28 November 2018
Total useful floor area	60,589 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Theodoros Darviris
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Employer's name	Focus FM
Employer's address	1 Pemberton Row London EC4A 3BG
Assessor ID	EES/022603
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Accreditation scheme	Elmhurst Energy Systems Ltd
