

Energy performance certificate (EPC) recommendation report

73 Curtain Road
LONDON
EC2A 3BS

Report number
6917-0027-5895-5917-2207

Valid until
20 May 2031

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.

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.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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 in over 7 years

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

Property and report details

Report issued on	21 May 2021
Total useful floor area	135 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor’s details

Assessor’s name	Jacob Redmon
Telephone	07719032790
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Employer’s name	Oyster Energy
Employer’s address	Hill House, Red Hill Road, Hadleigh, IP7 6BU
Assessor ID	STRO027974
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd