

## Energy performance certificate (EPC) recommendation report

GROUND FLOOR  
3 Manchester Road  
LONDON  
E14 3BD

Report number  
**9553-4036-0934-0701-4691**

Valid until  
**9 July 2027**

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### 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.

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## 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.	High
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing LED lighting throughout	Low

## Property and report details

Report issued on	10 July 2017
Total useful floor area	168 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

Assessor’s details

Assessor’s name	Christopher Loveys
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Email	<a href="mailto:chris@hertspro.com">chris@hertspro.com</a>
Employer’s name	Information not provided by the user
Employer’s address	Information not provided by the user
Assessor ID	EES/019656
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd