

## Energy performance certificate (EPC) recommendation report

UNIT 12  
De Beauvoir Block  
92-96 De Beauvoir Road  
LONDON  
N1 4EN

Report number  
**0930-7957-0413-0776-6004**

Valid until  
**16 July 2027**

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### 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.

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# Recommendations

## Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low

## Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing PV.	High

Property and report details

Report issued on	17 July 2017
Total useful floor area	254 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Glen Baynes
Telephone	01582 793525 (0777 249 2007)
Email	<a href="mailto:info@1stclassenergy.co.uk">info@1stclassenergy.co.uk</a>
Employer's name	1st Class Energy Ltd
Employer's address	Lords Meadow Redbourn Herts 01582 793525
Assessor ID	EES/008154
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd