

Energy performance certificate (EPC) recommendation report

91-93 Great Eastern Street
LONDON
EC2A 3HZ

Report number
9674-4029-0934-0400-7595

Valid until
15 January 2027

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 |
|--|--------------------------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | 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 |
|--|--------------------------------------|
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |
| Consider installing solar water heating. | Low |
| Consider installing PV. | Low |
| Roof is poorly insulated. Install or improve insulation of roof. | Medium |

Property and report details

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|-------------------------|--|
| Report issued on | 16 January 2017 |
| Total useful floor area | 419 square metres |
| Building environment | Heating and Mechanical Ventilation |
| Calculation tool | DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3 |

Assessor’s details

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|------------------------|---|
| Assessor’s name | Simon Cole |
| Telephone | 0333 1211201 |
| Email | simon@easyepc.org |
| Employer’s name | Easy EPC |
| Employer’s address | 12 Albion Street Brighton East Sussex BN2 9NE |
| Assessor ID | EES/012641 |
| Assessor’s declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |