

Energy performance certificate (EPC) recommendation report

Unit 2
Lexington Apartments
40 City Road
LONDON
EC1Y 2AN

Report number
0040-0745-4979-2697-6002

Valid until
25 April 2025

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	26 April 2015
Total useful floor area	174 square metres
Building environment	Air Conditioning
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	John Hearnshaw
Telephone	07970014615
Email	john@sustineo.co.uk
Employer's name	Sustineo Limited
Employer's address	123 Arlott Crescent, Milton Keynes, MK6 2RA
Assessor ID	STER500109
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd
