

Energy performance certificate (EPC) recommendation report

35 Highbury Corner
LONDON
N5 1RA

Report number
9003-0209-6404-6826-0310

Valid until
28 October 2034

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 |
|--|--------------------------------------|
| 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. | Medium |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|---|--------------------------------------|
| Add optimum start/stop to the heating system. | Medium |
| 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 |
| Install more efficient water heater. | Medium |
| Add weather compensation controls to heating system. | Medium |

Property and report details

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|-------------------------|---|
| Report issued on | 29 October 2024 |
| Total useful floor area | 168 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0 |

Assessor's details

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|------------------------|--|
| Assessor's name | USMAN HUSSAIN |
| Telephone | 07939302868 |
| Email | usman@energyexpertise.co.uk |
| Employer's name | Energy Expertise ltd |
| Employer's address | 07939302868 |
| Assessor ID | QUID201051 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Quidos Limited |
