

Energy performance certificate (EPC) recommendation report

Office North B
Gainsborough Studios
1 Poole Street
LONDON
N1 5EB

Report number
1318-3647-2360-3937-5333

Valid until
11 March 2034

Energy rating and EPC

This property’s energy rating is B.

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 in over 7 years

| Recommendation | Potential impact on carbon emissions |
|---|--------------------------------------|
| Install more efficient water heater. | Medium |
| Consider installing building mounted wind turbine(s). | Low |
| Consider installing solar water heating. | Low |
| Consider replacing HWS with point of use system. | Medium |
| Add time control to heating system. | Low |

Property and report details

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|-------------------------|------------------------------------|
| Report issued on | 12 March 2024 |
| Total useful floor area | 226 square metres |
| Building environment | Air Conditioning |
| Calculation tool | CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0 |

Assessor's details

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|------------------------|--|
| Assessor's name | Jon Oakes |
| Telephone | 07738433788 |
| Email | jon.oakes@oakleymed.co.uk |
| Employer's name | OME |
| Employer's address | |
| Assessor ID | EES/031129 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
