

Energy performance certificate (EPC) recommendation report

18 Belsham Street
Hackney
LONDON
E9 6NG

Report number
3742-7139-7840-1586-4240

Valid until
12 August 2032

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
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Install more efficient water heater.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Property and report details

Report issued on	13 August 2022
Total useful floor area	377 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Md Abul Hasnath Khan
Telephone	07825201357
Email	hasnath474@hotmail.co.uk
Employer's name	<insert Employer/Trading Name>
Employer's address	<insert Employer/Trading Address>
Assessor ID	EES/021966
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd