

## Energy performance certificate (EPC) recommendation report

161-165 Kingsland Road  
LONDON  
E2 8AL

Report number  
**0980-0945-6159-7000-4096**

Valid until  
**30 September 2025**

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### 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.

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## 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.	High
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

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Low

## Property and report details

Report issued on	1 October 2015
Total useful floor area	211 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v18.0, SBEM, v5.2.d.2

## Assessor's details

Assessor's name	BRITISH EPC
Telephone	02037011068
Email	<a href="mailto:jonathan@britishepc.com">jonathan@britishepc.com</a>
Employer's name	British EPC
Employer's address	Suite 129 77 Beak Street London W1F 9DB
Assessor ID	EES/008637
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd