

Energy performance certificate (EPC) recommendation report

GROUND FLOOR, BASEMENT
AND MAISONETTE
65-67 Leonard Street
LONDON
EC2A 4QS

Report number
0250-6920-0401-8926-2070

Valid until
22 August 2029

Energy rating and EPC

This property's energy rating is C.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	23 August 2019
Total useful floor area	403 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.co.uk
Employer's name	Energy Expertise Ltd
Employer's address	76 Hewett road , Dagenham Rm8 2xs
Assessor ID	QUID201051
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited