

Energy performance certificate (EPC) recommendation report

Ground Floor
295 Mare Street
Hackney
LONDON
E8 1EJ

Report number
2140-4056-7070-0307-0221

Valid until
19 June 2033

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
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
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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
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

Property and report details

Report issued on	20 June 2023
Total useful floor area	102 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Alan Bouquet
Telephone	07738381666
Email	alan@london-epc.co.uk
Employer’s name	London EPC Surveyors Ltd.
Employer’s address	141 Gresham Drive, Romford, RM6 4TR
Assessor ID	QUID209700
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited