

Energy performance certificate (EPC) recommendation report

11a Printing House Yard
Hackney Road
LONDON
E2 7PR

Report number
0890-2271-5040-1800-4103

Valid until
31 March 2029

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	1 April 2019
Total useful floor area	78 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name	CARLTON DUNCAN
Telephone	0203 397 8220
Email	hello@propcert.co.uk
Employer's name	Vibrant Energy
Employer's address	2 Foxes Lane, Oakdale Business Park, Bickwood, GWENT NP12 4AB
Assessor ID	QUID206494
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
