

Energy performance certificate (EPC) recommendation report

28-29 White Lion Street
LONDON
N1 9PD

Report number
2090-4409-7345-6099-5091

Valid until
18 November 2034

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

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
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	19 November 2024
Total useful floor area	562 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Usman Hussain
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Employer's name	Energy Expertise Ltd
Employer's address	07939302868
Assessor ID	QUID201051
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
