

Energy performance certificate (EPC) recommendation report

FLOOR 3,4,5
135-139 Curtain Road
LONDON
EC2A 3BX

Report number
9385-4013-0459-0702-7105

Valid until
8 July 2025

Energy rating and EPC

This property's energy rating is E.

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. | 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 within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |
| Add optimum start/stop to the heating system. | Low |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Add local temperature control to the heating system. | Low |
| Add weather compensation controls to heating system. | Low |
| 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 |
| Consider installing building mounted wind turbine(s). | Low |

Property and report details

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|-------------------------|------------------------------------|
| Report issued on | 9 July 2015 |
| Total useful floor area | 721 square metres |
| Building environment | Air Conditioning |
| Calculation tool | CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2 |

Assessor’s details

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|------------------------|---|
| Assessor’s name | William White |
| Telephone | 07793204239 |
| Email | william@future-building.co.uk |
| Employer’s name | EASYEPC |
| Employer’s address | Ground Floor 12 Albion Street, Brighton, BN2 1NE |
| Assessor ID | EES/015575 |
| Assessor’s declaration | The assessor is employed by the organisation dealing with the property transaction. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
