

Energy performance certificate (EPC) recommendation report

1-5 Vyner Street
LONDON
E2 9DG

Report number
0080-7903-0411-7850-7074

Valid until
29 September 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
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.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low

Property and report details

Report issued on	30 September 2019
Total useful floor area	1,942 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Zak Henning
Telephone	01392 435 052
Email	zak@energyperformancedirect.co.uk
Employer's name	Energy Performance Direct Ltd.
Employer's address	Po Box 686, Exeter, EX2 9PD
Assessor ID	QUID201039
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
