

Energy performance certificate (EPC) recommendation report

152-154 Hoxton Street
LONDON
N1 6SH

Report number
0850-0545-5699-9095-4006

Valid until
21 May 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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	High
Consider replacing HWS with point of use system.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low
Consider installing an air source heat pump.	High

Property and report details

Report issued on	22 May 2015
Total useful floor area	103 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.2.0, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Richard Nussey
Telephone	0203 3880880
Email	richard.nussey@ntlworld.com
Employer's name	L'atelier Ltd
Employer's address	333 Connaught Road Brookwood Woking GU24 0AD
Assessor ID	STRO000319
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
