

## Energy performance certificate (EPC) recommendation report

70 Clifton Street  
Hackney  
LONDON  
EC2A 4HB

Report number  
**5166-8978-9919-4068-0283**

Valid until  
**15 June 2033**

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### 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.

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# 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
Add optimum start/stop to the heating system.	Medium

## Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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 an air source heat pump.	High

## Property and report details

Report issued on	16 June 2023
Total useful floor area	1,240 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Michele Di Iasio
Telephone	01865865403
Email	<a href="mailto:info@carbonprofile.co.uk">info@carbonprofile.co.uk</a>
Employer's name	Carbon Profile Limited
Employer's address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor ID	EES/021479
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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