

Energy performance certificate (EPC) recommendation report

Unit 1 & 2
4 Andre Street
LONDON
E8 2FN

Report number
7472-6045-4002-4602-5406

Valid until
4 February 2035

Energy rating and EPC

This property's energy rating is B.

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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add optimum start/stop to the heating system.	Low
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
Consider installing solar water heating.	Low

Property and report details

Report issued on	5 February 2025
Total useful floor area	494 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.co.uk
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
