

## Energy performance certificate (EPC) recommendation report

48 Kingsway Place  
LONDON  
EC1R 0LU

Report number  
**0948-0230-4457-5206-0804**

Valid until  
**16 April 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Improve insulation on HWS storage.	Low
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
Add optimum start/stop to the heating system.	Medium
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
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

## Property and report details

Report issued on	17 April 2023
Total useful floor area	139 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	<a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a>
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

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