

Energy performance certificate (EPC) recommendation report

25, Hackney Road
LONDON
E2 7NX

Report number
0270-8993-0471-3550-4030

Valid until
26 March 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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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 time control to heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low

Property and report details

Report issued on	27 March 2019
Total useful floor area	680 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Abdul Majeed
Employer's name	My Property Services.
Employer's address	.
Assessor ID	STRO007519
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
