

Energy performance certificate (EPC) recommendation report

SECOND FLOOR OFFICES
71 FANSHAW STREET
LONDON
N1 6LA

Report number
2137-0143-1255-2113-0075

Valid until
21 April 2031

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 to 7 years

Recommendation	Potential impact on carbon emissions
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.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing new LED Lighting throughout the building with controls.	Medium

Property and report details

Report issued on	22 April 2021
Total useful floor area	151 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4
Telephone	02084074084
Email	info@tagepc.co.uk
Employer's name	Trinity Alexander Group
Employer's address	15 Whitehall, Westminster, London SW1A 2DD
Assessor ID	STRO034808
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
