

Energy performance certificate (EPC) recommendation report

FIRST FLOOR OFFICES
71 FANSHAW STREET
LONDON
N1 6LA

Report number
3123-5935-7567-0025-6133

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
Add time control to heating system.	Low

Changes that may pay for themselves in over 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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

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

Property and report details

Report issued on	22 April 2021
Total useful floor area	147 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
