

Energy performance certificate (EPC) recommendation report

71 Fanshaw Street
LONDON
N1 6LA

Report number
8808-2940-0768-4318-3646

Valid until
9 February 2035

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
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 local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	10 February 2025
Total useful floor area	275 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.
Telephone	0780 8292 535
Email	terry@tagepc.co.uk
Employer's name	Trinity Alexander Group
Employer's address	15 Whitehall, Westminster, London SW1A 2DD
Assessor ID	EES/028268
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
