

Energy performance certificate (EPC) recommendation report

1 Leonard Circus
London
EC2A 4DQ

Report number
5827-0169-1284-3500-4949

Valid until
22 August 2033

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
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
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
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	23 August 2023
Total useful floor area	3,587 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Nathan Overton
Telephone	01865865403
Email	info@carbonprofile.co.uk
Employer's name	Carbon Profile Ltd
Employer's address	Exchange House 314 Midsummer Blvd Milton Keynes MK9 2UB
Assessor ID	EES/024376
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
