

## Energy performance certificate (EPC) recommendation report

133 Whitechapel Road  
LONDON  
E1 1DT

Report number  
**5001-1645-1002-0022-0802**

Valid until  
**20 February 2035**

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### Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	High
Consider replacing HWS with point of use system.	Medium
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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the 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.	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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

## Property and report details

Report issued on	21 February 2025
Total useful floor area	137 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Alan Bouquet
Telephone	07738381666
Email	<a href="mailto:alan@london-epc.co.uk">alan@london-epc.co.uk</a>
Employer's name	London EPC Surveyors Ltd
Employer's address	141 Gresham Drive, Romford, RM6 4TR
Assessor ID	QUID209700
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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