

Energy performance certificate (EPC) recommendation report

128, High Road Leyton
LONDON
E15 2BX

Report number
0270-3952-0458-7090-6030

Valid until
20 March 2028

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.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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
Add time control to heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	21 March 2018
Total useful floor area	63 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1

Assessor's details

Assessor's name	Muhammad Tahir
Telephone	07969748503
Email	m_tahir_3005@yahoo.com
Employer's name	A&R Marketing and Sales Management Ltd
Employer's address	35 Wall End Road, E6 2NP
Assessor ID	QUID204640
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
