

Energy performance certificate (EPC) recommendation report

299 Manchester Road
LONDON
E14 3HN

Report number
9631-6992-0016-1167-5001

Valid until
26 May 2035

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 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	27 May 2025
Total useful floor area	340 square metres
Building environment	Unconditioned
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Stephen Green
Telephone	07960948458
Email	stevegreen1812@gmail.com
Employer's name	EPICOM
Employer's address	70 Rainhill Way, Bow, London, E3 3JD
Assessor ID	EES/015379
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
