

Energy performance certificate (EPC) recommendation report

39 Tabernacle Street
LONDON
EC2A 4AA

Report number
9623-4065-0380-0700-3395

Valid until
17 May 2028

Energy rating and EPC

This property's current energy rating is B.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Improve insulation on HWS storage.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing PV.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	18 May 2018
Total useful floor area	2013 square metres
Building environment	Air Conditioning
Calculation tool	IES Ltd, Virtual Environment, v7.0.8, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Tom Kordel
Telephone	020 7700 1000
Email	tomk@xco2.com
Employer's name	XCO2 Energy
Employer's address	56 Kingsway Place, Sans Walk, London, EC1R 0LU
Assessor ID	LCEA101321
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	CIBSE Certification Limited
