

Energy performance certificate (EPC) recommendation report

59, Wallis Road
LONDON
E9 5LH

Report number
9358-4008-0966-0900-5825

Valid until
24 August 2026

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Property and report details

Report issued on	25 August 2016
Total useful floor area	176 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	aaron@staygreen50.com
Employer's name	CEC Energy Ltd.
Employer's address	The White Swan, 243 Golders Green Road, London, NW11 9PN
Assessor ID	QUID203098
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited