

Energy performance certificate (EPC) recommendation report

Universal House
88-94 Wentworth Street
LONDON
E1 7SA

Report number
7808-9592-3167-7951-3776

Valid until
10 November 2033

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing PV.	High

Property and report details

Report issued on	11 November 2023
Total useful floor area	3,181 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Glen Baynes
Telephone	01582 793525
Email	info@1stclassenergy.co.uk
Employer's name	1st Class Energy Ltd
Employer's address	Lords Meadow Redbourn Herts AL3 7BX 07772 492007
Assessor ID	EES/008154
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
