

## Energy performance certificate (EPC) recommendation report

HGH Properties Ltd  
6 Perseverance Works  
38 Kingsland Road  
LONDON  
E2 8DD

Report number  
**0957-6205-0495-8451-5514**

Valid until  
**18 May 2035**

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### Energy rating and EPC

This property's energy rating is D.

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

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# 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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

# Property and report details

Report issued on	19 May 2025
Total useful floor area	195 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Usman Hussain
Telephone	07939302868
Email	<a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a>
Employer's name	Energy Expertise LTD.
Employer's address	07939302868
Assessor ID	QUID201051
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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