

Energy performance certificate (EPC) recommendation report

Fourth Floor
10 Western Road
ROMFORD
RM1 3JS

Report number
2974-7605-6708-2418-8730

Valid until
4 June 2033

Energy rating and EPC

This property's current energy rating is C.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Consider installing building mounted wind turbine(s).	Low
Add time control to heating system.	Low
Consider installing solar water heating.	Low
Add optimum start/stop to the heating system.	Low
Consider installing PV.	Low

Property and report details

Report issued on 5 June 2023

Total useful floor area 115 square metres

Building environment Air Conditioning

Calculation tool CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name Farhan Mir

Telephone 07411 978057

Email commercialdea@gmail.com

Employer's name High Street EPC

Employer's address <https://www.highstreetepc.co.uk/>

Assessor ID EES/018490

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
