

# Energy performance certificate (EPC) recommendation report

Unit 1  
Tollgate House  
96 Market Place  
ROMFORD  
RM1 3ER

Report number  
**7217-5901-6973-0437-2831**

Valid until  
**21 April 2034**

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## 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.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Install more efficient water heater.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing lighting with LED fittings.	Low

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## Property and report details

Report issued on	22 April 2024
Total useful floor area	173 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

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## Assessor's details

Assessor's name	Ian Bonham
Telephone	07946 547 367
Email	<a href="mailto:ian@bonhamepcs.co.uk">ian@bonhamepcs.co.uk</a>
Employer's name	Greenleaf Commercial Ltd
Employer's address	Brook House, Middleton Tyas, Richmond. DL10 6RP
Assessor ID	EES/018836
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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