

# Energy performance certificate (EPC) recommendation report

237, HACKNEY ROAD / 6A SCAWFELL STREET  
LONDON,  
E2 8NA

Report number  
**3262-0725-5122-4991-8448**

Valid until  
**29 January 2034**

## 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.

Medium

Add optimum start/stop to the heating system.

Medium

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

Consider installing building mounted wind turbine(s).

Low

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

## Property and report details

Report issued on	30 January 2024
Total useful floor area	420 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Sam Certs
Telephone	02084587444
Email	<a href="mailto:aaron@staygreen50.com">aaron@staygreen50.com</a>
Employer's name	SamCerts Ltd
Employer's address	36 Riverside Drive, Golders Green Road, London, NW11 9PX
Assessor ID	QUID203098
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited