

# Energy performance certificate (EPC) recommendation report

750 Finchley Road  
LONDON  
NW11 7TH

Report number  
**0186-0139-1320-4384-9796**

Valid until  
**10 January 2032**

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6296-0604-2751-6129-4563\)](#).

## 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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Install more efficient water heater.	Medium

## Changes that pay for themselves in more than 7 years

**Recommendation****Potential impact**

Add time control to heating system.	Low
Consider replacing HWS with point of use system.	Medium
Add optimum start/stop to the heating system.	Low
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low

**Property and report details****Report issued on**

11 January 2022

**Total useful floor area**

52 square metres

**Building environment**

Air Conditioning

**Calculation tool**

Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0

**Assessor's details****Assessor's name**

Naphtali Lewis

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**Employer's name**

CEC Energy Ltd

**Employer's address**

62 Woodville Road, London, NW11 9TN

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### **Assessor ID**

QUID203288

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### **Assessor's declaration**

The assessor is not related to the owner of the property.

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### **Accreditation scheme**

Quidos Limited

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### **Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related reports for this property.