

# Energy performance certificate (EPC) recommendation report

291 Edgware Road  
LONDON  
NW9 6NB

Report number  
**9389-6235-9027-0885-9203**

Valid until  
**31 January 2034**

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## Energy rating and EPC

This property's energy rating is C.

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add time control to heating system.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
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.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

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## Property and report details

Report issued on	1 February 2024
Total useful floor area	31 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