

# Energy performance certificate (EPC) recommendation report

Capital House  
85 King William Street  
LONDON  
EC4N 7BL

Report number  
**0380-0640-4872-2525-6006**

Valid until  
**5 June 2030**

## 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 \(/energy-certificates/2842-3055-0807-0600-3625\)](https://energy-certificates.gov.uk/energy-certificates/2842-3055-0807-0600-3625).

## 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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
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
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
Improve insulation on HWS storage.	Low
Consider installing building mounted wind turbine(s).	Low

Recommendation	Potential impact
Consider installing solar water heating.	Low
Consider installing PV.	Low
Some windows have high U-values - consider installing secondary glazing.	Low

## Property and report details

### Report issued on

6 June 2020

### Total useful floor area

15415 square metres

### Building environment

Air Conditioning

### Calculation tool

G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

## Assessor's details

### Assessor's name

Nicholas Withey

### Telephone

07903266468

### Email

[nick@bpslimited.co.uk](mailto:nick@bpslimited.co.uk)

### Employer's name

Building & Property Surveys Ltd.

### Employer's address

First Floor, 15 Nevill Street, Abergavenny, NP7 5AA

### Assessor ID

STRO005853

## Accreditation scheme

Stroma Certification Ltd

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## Assessor's declaration

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

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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.

## Certificate number

[0280-0640-4879-2501-6006 \(/energy-certificate/0280-0640-4879-2501-6006\)](#)

## Valid until

**5 September 2020 (Expired)**

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