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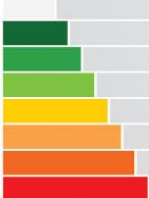
ENERGY PERFORMANCE CERTIFICATE

**First Floor
20 Bedford Street
London
WC2E 9HP**

2nd December 2024

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

FIRST FLOOR
20 Bedford Street
LONDON
WC2E 9HP

Energy rating

C

Valid until:

1 December 2034

Certificate number:

5510-0196-4322-8568-7906

Property type

Offices and Workshop Businesses

Total floor area

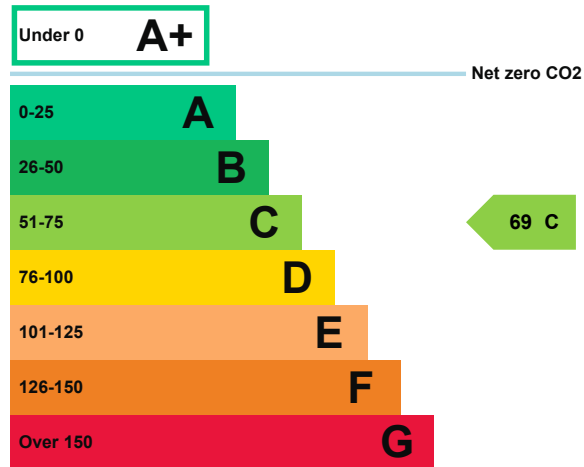
66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	13.27
Primary energy use (kWh/m2 per year)	138

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6976-9179-0014-9542-9025\)](/energy-certificate/6976-9179-0014-9542-9025).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008714
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bespokeplans
Employer address	24 Walmsley House London SW16
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2024
Date of certificate	2 December 2024

Energy performance certificate (EPC) recommendation report

FIRST FLOOR
20 Bedford Street
LONDON
WC2E 9HP

Report number
6976-9179-0014-9542-9025

Valid until
1 December 2034

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.

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
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	2 December 2024
Total useful floor area	66 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Bespokeplans
Employer's address	24 Walmsley House London SW16
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd