

Energy performance certificate (EPC) recommendation report

4th FLOOR
85 Great Eastern Street
LONDON
EC2A 3HY

Report number
6449-6833-8091-2064-9684

Valid until
26 January 2033

Energy rating and EPC

This property’s current energy rating is B.

For more information on the property’s energy performance, see the EPC for this property.

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 in more than 7 years

Recommendation	Potential impact
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing PV.	Low

<https://find-energy-certificate.service.gov.uk/energy-certificate/6449-6833-8091-2064-9684?print=true>

1/2

Property and report details

Report issued on	27 January 2023
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Total useful floor area	259 square metres
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Building environment	Air Conditioning
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Calculation tool	CLG, iSBEM, v6.1.c, SBEM, v6.1.c.0
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Assessor's details

Assessor's name	Gary Elston
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Telephone	0208 554 1610
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Email	academysurveys@outlook.com
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Employer's name	Academy Surveys Ltd
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Employer's address	2 Smeaton Road - Woodford Bridge - IG8 8BD
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Assessor ID	STRO006134
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Stroma Certification Ltd
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