

Energy performance certificate (EPC) recommendation report

58 FARRINGDON ROAD, ISLINGTON,
London
EC1R 3BP

Certificate number
8834-9670-6371-7903-4536

Valid until
1 November 2030

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2934-5138-7747-5562-4762\)](#).

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

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 pay for themselves within 3 to 7 years

Recommendation

Potential impact

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 in more than 7 years

Recommendation

Potential impact

Consider installing building mounted wind turbine(s).

Low

Consider installing solar water heating.

Low

Recommendation**Potential impact**

Install more efficient water heater.

Medium

Add time control to heating system.

Low

Consider replacing HWS with point of use system.

Medium

Property and report details**Report issued on**

2 November 2020

Total useful floor area

325 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**

Aaron Lewis

Telephone

02084587444

Email

aaron@staygreen50.com

Employer's name

CEC Energy Ltd.

Employer's address

62 Woodville Road, London, NW11 9TN

Assessor ID

QUID203098

Accreditation scheme

Quidos Limited

Assessor's declaration

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

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, or call our helpdesk on 020 3829 0748.

There are no related reports for this property.