

# Energy performance certificate (EPC)

Unit 5 2 Overbury Road LONDON N15 6RH	Energy rating <b>D</b>	Valid until: 5 August 2029
		Certificate number: 9923-3068-0716-0200-2601
<b>Property type</b>	B1 Offices and Workshop businesses	
<b>Total floor area</b>	278 square metres	

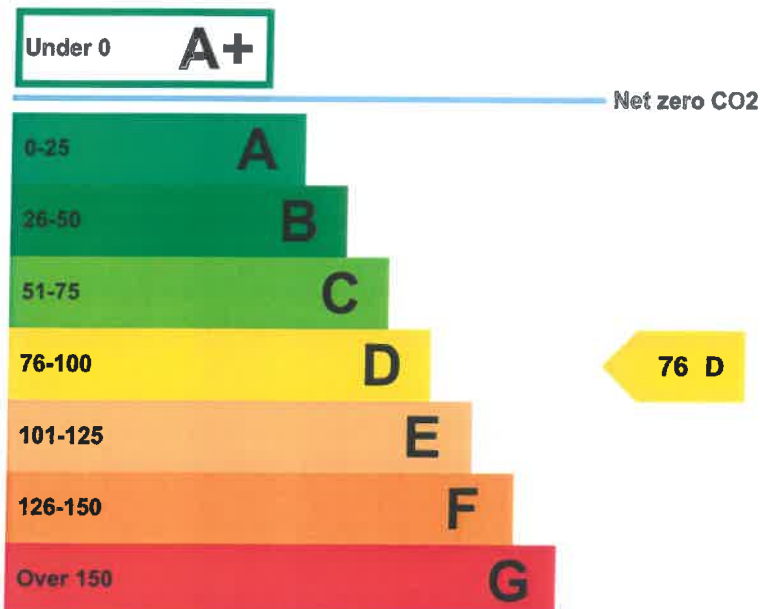
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D.



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**

**28 B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	43.6
Primary energy use (kWh/m <sup>2</sup> per year)	256

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0290-0241-2769-3608-6002\)](#).

## 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	M M Rauf
Telephone	07878 466 055
Email	<a href="mailto:muj_is@hotmail.com">muj_is@hotmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001523
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	The London EPC Company
Employer address	<a href="http://www.lepcco.co.uk">www.lepcco.co.uk</a>
Assessor's declaration	The assessor is not related to the owner of the property.

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**Date of assessment** 2 August 2019

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**Date of certificate** 6 August 2019

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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# Energy performance certificate (EPC) recommendation report

Unit 5  
2 Overbury Road  
LONDON  
N15 6RH

Report number  
0290-0241-2769-3608-6002

Valid until  
5 August 2029

## Energy rating and EPC

This property's energy rating is D.

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
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
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.	Low
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low

## Property and report details

Report issued on	6 August 2019
Total useful floor area	278 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.0

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## Assessor's details

Assessor's name	M M Rauf
Telephone	07878 466 055
Email	<a href="mailto:muj_is@hotmail.com">muj_is@hotmail.com</a>
Employer's name	The London EPC Company
Employer's address	www.lepcco.co.uk
Assessor ID	STRO001523
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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# Energy performance certificate (EPC)

Unit 3  
2, Overbury Road  
LONDON  
N15 6RH

Energy rating

**B**

Valid until: 13 June 2028

Certificate number: 9953-3056-0384-0000-4391

Property type

B1 Offices and Workshop businesses

Total floor area

243 square metres

## Rules on letting this property

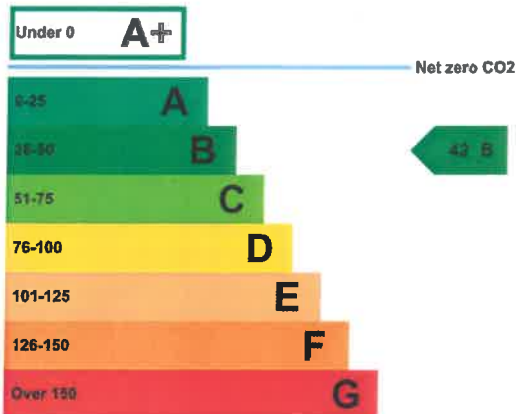
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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

30 B

If typical of the existing stock

87 D

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## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	16.06
Primary energy use (kWh/m <sup>2</sup> per year)	95

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0490-0048-5349-3596-3002\)](/energy-certificate/0490-0048-5349-3596-3002).

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## 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	Mordechai Scher
Telephone	07903487542
Email	<a href="mailto:msgassafety@gmail.com">msgassafety@gmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204298
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Ms Gas Safety
Employer address	7c Castlewood Road, London, N16 6DU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 June 2018
Date of certificate	14 June 2018

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