

**Energy performance certificate (EPC) recommendation report**

2ND & 3RD FLOORS 593-599 Fulham Road LONDON SW6 5UA	Report number <b>0397-0357-7040-5800-4313</b>
	Valid until <b>9 May 2027</b>

**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.

## 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
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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low

## Property and report details

Report issued on	10 May 2017
Total useful floor area	533 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

## Assessor's details

Assessor's name	Beatriz Sanz Moreno
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Employer's name	Principal Plans
Employer's address	Unit 2.13 Whitechapel Technology Centre 65
Assessor ID	EES/015028
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd