

Energy performance certificate (EPC) recommendation report

Unit 1
Bayford Street Industrial Units
Bayford Street
LONDON
E8 3SE

Report number
1139-7645-1800-2178-9830

Valid until
30 June 2035

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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

Property and report details

Report issued on	1 July 2025
Total useful floor area	412 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.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
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
