

## Energy performance certificate (EPC) recommendation report

1-3 Bonhill Street  
LONDON  
EC2A 4BX

Report number  
**3295-5754-8947-4416-7080**

Valid until  
**20 April 2034**

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### 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.

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## 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
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
This building contains lighting technologies that are inefficient and may be environmentally damaging. Consideration should be given to updating and upgrading lighting and controls to high efficiency LED systems.	Medium

## Property and report details

Report issued on	21 April 2024
Total useful floor area	1,281 square metres
Building environment	Air Conditioning
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	John Hearnshaw
Telephone	07970014615
Email	<a href="mailto:john@sustineo.co.uk">john@sustineo.co.uk</a>
Employer's name	Sustineo Limited
Employer's address	123 Arlott Crescent, Milton Keynes, MK6 2RA
Assessor ID	STER500109
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd

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