

Energy performance certificate (EPC) recommendation report

22-23 High Street
LONDON
W5 5DB

Report number
9204-4086-0485-0000-9905

Valid until
4 June 2028

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 |
|--|--------------------------------------|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Low |
| Install more efficient water heater. | Medium |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |
| Add time control to heating system. | Low |
| Add optimum start/stop to the heating system. | Medium |

Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|---|--------------------------------------|
| 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 |
| 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 local temperature control to the heating system. | Medium |
| Add weather compensation controls to heating system. | Medium |
| Add local time control to heating system. | Low |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Some solid walls are poorly insulated - introduce or improve internal wall insulation. | Medium |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |

| Recommendation | Potential impact on carbon emissions |
|--|---|
| Some glazing is poorly insulated. Replace/improve glazing and/or frames. | Medium |
| Consider installing an air source heat pump. | High |
| Consider installing a ground source heat pump. | High |

Property and report details

| | |
|-------------------------|--|
| Report issued on | 5 June 2018 |
| Total useful floor area | 446 square metres |
| Building environment | Air Conditioning |
| Calculation tool | DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | Robin Mapleston |
| Telephone | 07947812731 |
| Email | info@epcforproperty.net |
| Employer's name | EPCforProperty |
| Employer's address | Co. D1/D2 Weaver Road Lincoln LN6 3QN |
| Assessor ID | EES/010213 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
