

# Energy performance certificate (EPC) recommendation report

Moorgate House  
Dysart Street  
Hackney  
LONDON  
EC2A 2BX

Report number  
**6980-3307-7926-7033-5220**

Valid until  
**6 April 2033**

## 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 |
|--|--------------------------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium                               |

### Changes that may pay for themselves within 3 to 7 years

| Recommendation   | Potential impact on carbon emissions |
|--|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low                                  |

### Changes that may pay for themselves in over 7 years

| Recommendation   | Potential impact on carbon emissions |
|--|--------------------------------------|
| Some windows have high U-values - consider installing secondary glazing. | Medium                               |
| Consider installing building mounted wind turbine(s).                    | Low                                  |
| Add weather compensation controls to heating system.                     | Medium                               |
| Consider installing solar water heating.                                 | Low                                  |
| Consider switching from gas to biomass.                                  | High                                 |

## Property and report details

|                         |                                    |
|-------------------------|------------------------------------|
| Report issued on        | 7 April 2023                       |
| Total useful floor area | 1,050 square metres                |
| Building environment    | Air Conditioning                   |
| Calculation tool        | CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0 |

## Assessor's details

|                        |  |
|------------------------|--|
| Assessor's name        | Matthew J Chater   |
| Telephone              | 02071936078  |
| Email                  | <a href="mailto:matthewchater@btinternet.com">matthewchater@btinternet.com</a> |
| Employer's name        | Matthew Chater Associates Limited  |
| Employer's address     | Rookery Farm, Poole Street, Great Yeldham, Essex, CO9 4HJ                      |
| Assessor ID            | STRO003021   |
| Assessor's declaration | The assessor is not related to the owner of the property.                      |
| Accreditation scheme   | Stroma Certification Ltd   |