

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	matthewchater@btinternet.com
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