

Energy performance certificate (EPC) recommendation report

UNIT 13
Spectrum House
32-34 Gordon House Road
LONDON
NW5 1LP

Report number
0364-0240-2162-6302-2102

Valid until
10 March 2030

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2626-3032-0106-1204-3201\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
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

Changes that pay for themselves in more than 7 years

Recommendation**Potential impact**

Some windows have high U-values - consider installing secondary glazing.

Medium

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

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Medium

Property and report details**Report issued on**

11 March 2020

Total useful floor area

119 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details**Assessor's name**

Mike Redmon

Telephone

7540880343

Email

mr@oysterenergy.co.uk

Employer's name

Oyster Energy

Employer's address

Hill House, Redhill Rd, Hadleigh, IP7 6BU

Assessor ID

STRO001663

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Stroma Certification Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[0964-0248-2160-6320-2192 \(/energy-certificate/0964-0248-2160-6320-2192\)](/energy-certificate/0964-0248-2160-6320-2192)

Expired on

2 March 2019
