

Energy performance certificate (EPC) recommendation report

3RD FLOOR
2 Devonshire Square
LONDON
EC2M 4UJ

Report number
2798-8145-5088-2298-2938

Valid until
18 May 2032

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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
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 pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
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
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Additional recommendations

Recommendation	Potential impact
Default efficiency values have been used for the VRF air conditioning system. Consider further investigation with TM44 Air Conditioning Report.	Low

Property and report details

Report issued on	19 May 2022
Total useful floor area	99 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details

Assessor's name	George Vujasin
Telephone	01992 460925
Email	gv@sterling-es.co.uk
Employer's name	Sterling Energy Surveys Ltd
Employer's address	7 Graham Avenue Broxbourne EN10 7DN
Assessor ID	STRO001219
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd