

Energy performance certificate (EPC) recommendation report

130 Ballards Lane
LONDON
N3 2PA

Report number
0550-0945-9459-1899-1006

Valid until
29 January 2025

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.

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.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 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
Add optimum start/stop to the heating system.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider replacing CFT & tungsten lighting with LED lighting.	High
Various electric heaters present. Consider adding time control where not already present.	Low

Property and report details

Report issued on	30 January 2015
Total useful floor area	75 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.2.0, SBEM, v5.2.d.2

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