

Energy performance certificate (EPC) recommendation report

Unit 1
Bayford Mews
Bayford Street
LONDON
E8 3SE

Report number
0596-2025-3540-9800-5303

Valid until
21 February 2027

Energy rating and EPC

This property's current energy rating is C.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
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
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Medium
Add time control to heating system.	Low

Property and report details

Report issued on	22 February 2017
Total useful floor area	134 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.3.a, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	aaron@staygreen50.com
Employer's name	CEC Energy Ltd.
Employer's address	The White Swan, 243 Golders Green Road, London, NW11 9PN
Assessor ID	QUID203098
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
