Energy performance certificate (EPC) recommendation report

10 Indescon Court
LONDON
E14 9EZ

Report number
7507-5789-2956-1285-2741

Valid until
13 February 2033

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
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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	14 February 2023
Total useful floor area	271 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.2, SBEM, v6.1.c.0

Assessor’s details

Assessor’s name	Martin Zambrano
Telephone	01335300928
Email	martin@luisandbell.co.uk
Employer’s name	Luis and Bell Surveyors Ltd
Employer’s address	Ashbourne Business Centre Dig Street AshbourneDE6 1GF
Assessor ID	STRO033214
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd