

Energy performance certificate (EPC) recommendation report

BET04712
201 Railway Arches
Three Colts Lane
LONDON
E2 6JN

Report number
9200-7978-0411-7481-0020

Valid until
28 October 2029

Energy rating and EPC

This property's energy rating is D.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium
Consider replacing HWS with point of use system.	Medium

Property and report details

Report issued on	29 October 2019
Total useful floor area	127 square metres
Building environment	Unconditioned
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Tanya Lewis
Telephone	07967335802
Email	tlewisepc@yahoo.co.uk
Employer's name	LEWIS SURVEYORS ENERGY LTD
Employer's address	11 Carr Bridge Close, Aislaby, Yarm, Cleveland, TS16 0GY
Assessor ID	EES/019561
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
