

# Energy performance certificate (EPC) recommendation report

2ND FLOOR  
2 Devonshire Square  
LONDON  
EC2M 4UJ

Report number  
**1297-0743-3404-7371-0512**

Valid until  
**18 May 2032**

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## 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.

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## 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 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

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## Property and report details

Report issued on	19 May 2022
Total useful floor area	104 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

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## Assessor's details

Assessor's name George Vujasin

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Telephone 01992 460925

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Email [gv@sterling-es.co.uk](mailto:gv@sterling-es.co.uk)

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Employer's name Sterling Energy Surveys Ltd

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Employer's address 7 Graham Avenue Broxbourne EN10 7DN

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Assessor ID STRO001219

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Stroma Certification Ltd

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