

## Energy performance certificate (EPC) recommendation report

UNIT 14  
THE IVORIES  
6-8 NORTHAMPTON STREET  
ISLINGTON  
LONDON  
N1 2HY

Report number  
**5528-8068-0729-3783-1139**

Valid until  
**17 March 2031**

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### 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.

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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 within 3 to 7 years

Recommendation	Potential impact
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	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
Install more efficient water heater.	Medium

## Property and report details

Report issued on	18 March 2021
Total useful floor area	150 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	BRITISH EPC
Telephone	02037011068
Email	<a href="mailto:jonathan@britishepc.com">jonathan@britishepc.com</a>
Employer's name	British EPC
Employer's address	Blackstone Road, Huntingdon Business Centre, Huntingdon, PE29 6EF
Assessor ID	EES/008637
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd