

Energy performance certificate (EPC) recommendation report

20 Star Lane
LONDON
E16 4RG

Report number
0931-0204-0407-7000-6600

Valid until
19 July 2033

Energy rating and EPC

This property's energy rating is B.

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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	20 July 2023
Total useful floor area	1,001 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Muhammad Tahir
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Employer's name	EPC & ELEC TESTING LTD
Employer's address	IG1 2DY
Assessor ID	QUID204640
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited