

# Energy performance certificate (EPC) recommendation report

First Floor And Second Floor  
138 South Street  
ROMFORD  
RM1 1TE

Report number  
**2707-8536-7010-1138-1601**

Valid until  
**12 March 2033**

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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 within 3 years

<b>Recommendation</b>	<b>Potential impact</b>
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

### Changes that pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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

<b>Recommendation</b>	<b>Potential impact</b>
Add optimum start/stop to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing a ground source heat pump.	High

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## Property and report details

Report issued on	13 March 2023
Total useful floor area	129 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0

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## Assessor's details

Assessor's name	David Fountain
Telephone	
Email	<a href="mailto:david@grantacommercial.co.uk">david@grantacommercial.co.uk</a>
Employer's name	Granta
Employer's address	16 St John's Street, Duxford, Cambridge, CB22 4RA
Assessor ID	STER500122
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd

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