

## Energy performance certificate (EPC) recommendation report

6-10 Brighton Road  
SOUTH CROYDON  
CR2 6AA

Report number  
**4132-5981-0007**  
**-9651-4230**

Valid until  
**30 October 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 within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	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
Consider installing solar water heating.	Low
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

## Property and report details

Report issued on	31 October 2022
Total useful floor area	217 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

## Assessor's details

Assessor's name	Jacob Redmon
Telephone	07719032790 
Email	<a href="mailto:jacobredmon.ndea@gmail.com">jacobredmon.ndea@gmail.com</a>
Employer's name	Oyster Energy
Employer's address	Hill House, Red Hill Road, Hadleigh, IP7 6BU
Assessor ID	STRO027974
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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