

# Energy performance certificate (EPC) recommendation report

337 LOWER ADDISCOMBE ROAD  
CROYDON  
CR0 6RG

Report number  
1827-8457-6312-2407-7316

Valid until  
4 February 2031

## 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 \(/energy-certificate/1253-9827-8214-8357-9833\)](#).

## 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 within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

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

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

<b>Recommendation</b>	<b>Potential impact</b>
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 building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

## Property and report details

### Report issued on

5 February 2021

### Total useful floor area

73 square metres

### Building environment

Air Conditioning

### Calculation tool

CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

### Assessor's name

Jacob Redmon

### Telephone

07719032790

### Email

[jacobredmon.ndea@googlemail.com](mailto:jacobredmon.ndea@googlemail.com)

### Employer's name

Oyster Energy

### Employer's address

Hill House, Red Hill Road, Hadleigh, Suffolk, IP7 6BU

## Assessor ID

STRO027974

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### **Accreditation scheme**

Stroma Certification Ltd

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### **Assessor's declaration**

The assessor is not related to the owner of the property.

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### **Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.