

Energy performance certificate (EPC) recommendation report

173 Shirley Road
CROYDON
CR0 8SS

Report number
1711-9134-2729-7941-8863

Valid until
3 June 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 \(/energy-certificate/5955-2621-1010-1846-9176\)](#).

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.	Low
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 walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Recommendation**Potential
impact**

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

Property and report details**Report issued on**

4 June 2021

Total useful floor area

65 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

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

Assessor's details**Assessor's name**

Jacob Redmon

Telephone

07719032790

Emailjacobredmon.ndea@gmail.com**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

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 or call our helpdesk on 020 3829 0748.

There are no related reports for this property.