

## Energy performance certificate (EPC) recommendation report

38, Junction Road  
SOUTH CROYDON  
CR2 6RB

Report number  
**0760-0741-5729-8821-5002**

Valid until  
**29 September 2029**

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### Energy rating and EPC

This property's current energy rating is D.

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

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

Recommendation	Potential impact
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
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing solar water heating.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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## Property and report details

Report issued on	30 September 2019
Total useful floor area	83 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0

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**Assessor's details**

Assessor's name	Stephen Peacock
Telephone	07708643744
Email	<a href="mailto:stephen@bespokeplans.co.uk">stephen@bespokeplans.co.uk</a>
Employer's name	Bespokeplans Ltd
Employer's address	49 Parklands Road, London, SW16 6TB
Assessor ID	ECMK302604
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK

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