

Energy performance certificate (EPC) recommendation report

98 BEULAH ROAD
THORNTON
HEATH
CR7 8JF

Report number
2234-8476-0158-8775-0025

Valid until
23 May 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 \(/energy-certificate/0219-7013-1278-5869-0815\)](#).

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	24 May 2021
Total useful floor area	48 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	aaron@staygreen50.com
Employer's name	CEC Energy Ltd.
Employer's address	62 Woodville Road, London, NW11 9TN
Assessor ID	QUID203098
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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.

