

# Energy performance certificate (EPC) recommendation report

1st & 2nd Floors  
126 High Street  
Epsom  
KT19 8BT

Report number  
**1124-2692-2800-8204-0989**

Valid until  
**24 April 2032**

## 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 \(/energy-certificate/6309-6262-5622-4399-1462\)](#).

## 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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use. Low

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

<b>Recommendation</b>	<b>Potential impact</b>
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
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

### Property and report details

<b>Report issued on</b>	25 April 2022
<b>Total useful floor area</b>	109 square metres
<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

### Assessor's details

<b>Assessor's name</b>	Jacob Redmon
<b>Telephone</b>	07719032790
<b>Email</b>	<a href="mailto:jacobredmon.ndea@googlemail.com">jacobredmon.ndea@googlemail.com</a>
<b>Employer's name</b>	Oyster Energy
<b>Employer's address</b>	Hill House, Red Hill Road, Hadleigh, IP7 6BU
<b>Assessor ID</b>	STRO027974
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related reports for this property.

