

Energy performance certificate (EPC) recommendation report

52, Westway
CATERHAM
CR3 5TP

Report number
0410-0844-5919
-6997-3002

Valid until
17 March 2024

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.

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
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	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
Consider installing an air source heat pump.	High

Property and report details

Report issued on	18 March 2014
Total useful floor area	61 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

Assessor's details

Assessor's name	Peter William Gardner
Telephone	01273 302 304 
Email	peter.gardner@homeinspectorsouthern.com
Employer's name	Home Inspectors Southern Ltd
Employer's address	PO Box 128, Brighton, East Sussex, BN51 9BU
Assessor ID	BREC200950
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	BRE
