

# Energy performance certificate (EPC) recommendation report

42B GLOUCESTER ROAD  
CROYDON  
CR0 2DA

Report number  
8183-8080-7459-0914-5902

Valid until  
14 March 2031

## Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6548-1854-5929-9577-0219\)](#).

## 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.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

<b>Recommendation</b>	<b>Potential impact</b>
Some loft spaces are poorly insulated - install/improve insulation.	Medium
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

## **Changes that pay for themselves in more than 7 years**

<b>Recommendation</b>	<b>Potential impact</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Install more efficient water heater.	Medium
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

### **Property and report details**

#### **Report issued on**

15 March 2021

#### **Total useful floor area**

260 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

#### **Email**

[jacobredmon.ndea@googlemail.com](mailto:jacobredmon.ndea@googlemail.com)

**Employer's name**

Oyster Energy

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**Employer's address**

Hill House, Red Hill Road, Hadleigh, Suffolk, IP7 6BU

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**Assessor ID**

STRO027974

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**Accreditation scheme**

Stroma Certification Ltd

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.