

Energy performance certificate (EPC) recommendation report

63-67 High Street
CROYDON
CR0 1QE

Report number
0230-0144-9449-8524-3006

Valid until
23 April 2024

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 \(/energy-certificate/9398-3054-0444-0100-2325\)](#).

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.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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 within 3 to 7 years

Recommendation	Potential impact
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Recommendation	Potential impact
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
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Low
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
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	24 April 2014
Total useful floor area	256 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

Assessor's details

Assessor's name	Ed Farmer
Telephone	01737 217165
Email	ed.farmer@ntlworld.com

Employer's name	Black Cat Surveying Ltd
Employer's address	37 Park Road, REDHILL RH1 2AH
Assessor ID	SAVA006381
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER

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.