Energy performance certificate (EPC) recommendation report

Dog And Bull 24-25 Surrey Street CROYDON CR0 1RG Report number 3981-9485-3069-8148-7718

Valid until

15 December 2032

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

Consider replacing T8 lamps with retrofit T5 conversion kit. In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. 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. Some walls have uninsulated cavities - introduce cavity wall insulation. Changes that pay for themselves within 3 to 7 years Recommendation Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. Some windows have high U-values - consider installing secondary glazing. Mid weather compensation controls to heating system. Some loft spaces are poorly insulated - install/improve insulation. Mid Some solid walls are poorly insulated - introduce or improve internal wall insulation. Consider switching from gas to biomass. Hi Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.		Potential impact
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Consider solar control measures such as the application of reflective coating or shading devices to windows. 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. Some walls have uninsulated cavities - introduce cavity wall insulation. Changes that pay for themselves within 3 to 7 years Recommendation Profilm Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. Local Some windows have high U-values - consider installing secondary glazing. Med weather compensation controls to heating system. Med weather compensation controls to heating system. Med weather spaces are poorly insulated - install/improve insulation. Med Some solid walls are poorly insulated - introduce or improve internal wall insulation. Med Consider switching from gas to biomass. Hi Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	os with retrofit T5 conversion kit.	Medium
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	as to biomass.	High
	dentify and treat identified air leakage. Enter result in EPC calculation.	Medium
Changes that pay for themselves in more than 7 years	for themselves in more than 7 years	
		Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	ulated. Replace/improve glazing and/or frames.	Medium

Recommendation		Potential impact
Consider installing an air source heat pun	np.	Medium
Consider installing a ground source heat	pump.	Medium
Some floors are poorly insulated - introdu surfaces of floors adjacent to underground	ce and/or improve insulation. Add insulation to the exposed d, unheated spaces or exterior.	Medium
Consider installing building mounted wind	I turbine(s).	Low
Property and report details	3	
Report issued on	16 December 2022	
Total useful floor area	391 square metres	
Building environment	Heating and Natural Ventilation	
Calculation tool	DesignBuilder Software Ltd, DesignBuild v7.1.0, SBEM, v6.1.b.0	der SBEM,

Assessor's details

Assessor's name	Kertis Beswick
Telephone	01924669940
Email	kbeswick@compliance365.co.uk
Employer's name	Compliance 365
Employer's address	6 Mariner Court
Assessor ID	STR0037259
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd