

## Energy performance certificate (EPC) recommendation report

Graphics Centre  
110-112 Morden Road  
Mitcham  
CR4 4XB

Report number  
**4655-3209-2897-0527-6941**

Valid until  
**10 March 2033**

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### Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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.	Medium

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

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium

## Property and report details

Report issued on	11 March 2023
Total useful floor area	655 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Charly Laikin
Telephone	07795681649
Email	<a href="mailto:charlylaikin@epcenergyassessor.co.uk">charlylaikin@epcenergyassessor.co.uk</a>
Employer's name	E R Heritage Ltd
Employer's address	Crofters End, Sawbridgeworth CM21
Assessor ID	STRO037628
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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