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ENERGY PERFORMANCE CERTIFICATE

**Bedford Point
35 Dingwall Road
Croydon
CR9 2EF**

14 June 2023

UK-wide services

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- Facilities Management
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Energy performance certificate (EPC)

Bedford Point 35 Dingwall Road CROYDON CR9 2EF	Energy rating B	Valid until: 13 June 2033 Certificate number: 3137-9690-8847-7638-8926
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Property type

Offices and Workshop Businesses

Total floor area

1,546 square metres

Rules on letting this property

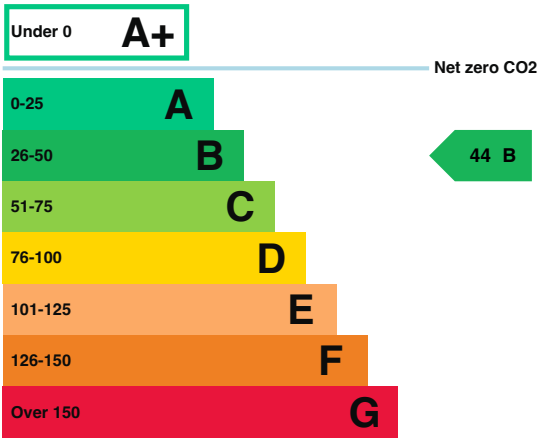
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property’s current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

46 B

Main heating fuel

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

10.37

Primary energy use (kWh/m² per year)

110

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6387-5431-1228-9711-5312\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Williams
Telephone	07493080466
Email	richard@energyrich.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027829
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Rich Ltd
Employer address	32 Newbury Close, Northolt, Greater London, UB5 4JF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 May 2023
Date of certificate	14 June 2023

Energy performance certificate (EPC) recommendation report

Bedford Point
35 Dingwall Road
CROYDON
CR9 2EF

Report number
6387-5431-1228-9711-5312

Valid until
13 June 2033

Energy rating and EPC

This property's current energy rating is B.

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
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Consider installing building mounted wind turbine(s).	Low
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
Consider installing solar water heating.	Low

Property and report details

Report issued on	14 June 2023
Total useful floor area	1,546 square metres
Building environment	Air Conditioning
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Richard Williams
Telephone	07493080466
Email	richard@energyrich.co.uk
Employer's name	Energy Rich Ltd
Employer's address	32 Newbury Close, Northolt, Greater London, UB5 4JF
Assessor ID	EES/027829
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd