

Energy performance certificate (EPC) recommendation report

71 St. Helier Avenue
MORDEN
SM4 6JD

Report number
9404-4076-0517-0800-9591

Valid until
12 June 2029

Energy rating and EPC

This property's energy rating is C.

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

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.	High
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 in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider installing PV.	Low

Property and report details

Report issued on	13 June 2019
Total useful floor area	84 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Simon Cole
Telephone	07990 967030
Email	simonjacole@gmail.com
Employer's name	Easy EPC
Employer's address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor ID	EES/012641
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
