

# Energy performance certificate (EPC) recommendation report

FRONT BUILDING  
Rear of 2  
Bensham Lane  
CROYDON  
CR0 2RQ

Report number  
**0151-0743-4179-5626-4002**

Valid until  
**29 June 2027**

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## Energy rating and EPC

This property's energy rating is F.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium

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

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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## Property and report details

Report issued on	30 June 2017
Total useful floor area	536 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0

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## Assessor's details

Assessor's name	Daniel Patak
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>
Employer's name	EPC Online
Employer's address	Provident House, Burrell Row, Beckenham, BR3 1AT
Assessor ID	QUID206065
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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