Energy performance certificate (EPC) recommendation report

Ashdown House 125-133 High Street Northgate CRAWLEY RH10 1DQ	Report number **9964-5488-6772-5519-8911**
	Valid until **22 February 2035**

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 (/energy-certificate/0488-9418-1421-1227-7682).

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

Changes that may pay for themselves within 3 to 7 years

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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	23 February 2025
Total useful floor area	3,521 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor’s details

Assessor’s name	John Hale
Telephone	07918 108 060
Email	directepc@btinternet.com
Employer’s name	John Hale
Employer’s address	17 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT
Assessor ID	EES/019622
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Report number	0093-9862-5540-1900-1403 (/energy-certificate/0093-9862-5540-1900-1403)
Expired on	27 June 2024

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