

Energy performance certificate (EPC) recommendation report

22 Matlock Green
MATLOCK
DE4 3BT

Report number
3480-7564-6744-3931-3094

Valid until
12 November 2033

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.

Recommendations

Changes that may pay for themselves within 3 years

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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	13 November 2023
Total useful floor area	194 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Danny Hopkinson
Telephone	07426 081187
Email	danny@homes-property.co.uk
Employer's name	Homes Property & Energy Assessments
Employer's address	The Gate House, Matlock Green, Matlock, DE4 3BT
Assessor ID	QUID204810
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
