

Energy performance certificate (EPC) recommendation report

Ground Floor
Blake House
Bath Street
BAKEWELL
DE45 1BX

Report number
4663-2171-6624-2441-9345

Valid until
20 September 2035

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	21 September 2025
Total useful floor area	48 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 Surveys
Employer's address	8 Garton Mill Drive, Matlock, DE4 5PT
Assessor ID	QUID204810
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
