

Energy performance certificate (EPC) recommendation report

Wises Oast
Wises Lane
Borden
SITTINGBOURNE
ME9 8LR

Report number
6506-3083-4044-6471-9843

Valid until
11 June 2036

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 in over 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider switching from gas to biomass.	Low
Consider installing an air source heat pump.	High
Consider installing PV.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

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

Property and report details

Report issued on	12 June 2026
Total useful floor area	844 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Laiq Shaikh 07960300832
Telephone	07960 300832
Email	matrixpropertycompliance@gmail.com
Employer's name	Matrix Properties Compliance
Employer's address	Ved Court , Alexandra Road ,Hounslow TW3 1LS
Assessor ID	EES/008786
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
