

Energy performance certificate (EPC) recommendation report

1ST -5TH FLOOR OFFICES
Maybrook House
Queens Gardens
DOVER
CT17 9AH

Report number
7022-0808-0227-0722-1383

Valid until
18 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.	High
Consider installing PV.	Low
Consider switching from gas to biomass.	High
Consider installing an air source heat pump.	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	19 June 2026
Total useful floor area	2,087 square metres
Building environment	Air Conditioning
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 Complaine
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
