

Energy performance certificate (EPC) recommendation report

Heydons Hall
Heydons Lane
SIDMOUTH
EX10 8NJ

Report number
7100-7288-3027-0350-5071

Valid until
17 August 2036

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 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace fluorescent lighting with LEDs.	Low

Property and report details

Report issued on	18 August 2026
Total useful floor area	158 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v7.0.30, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Alistair Pilcher
Telephone	07974 567272
Email	alistair@upenergy.co.uk
Employer's name	Up Energy Ltd
Employer's address	https://www.upenergy.co.uk/
Assessor ID	EES/027272
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
