

## Energy performance certificate (EPC) recommendation report



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Telephone: 020 3829 0748

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96 Smedley Street Matlock DE4 3JJ	Report number <b>0960-2068-0461-0120-4044</b>
	This report expired on <b>8 July 2019</b>

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### 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.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
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

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

### 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.	High
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Install more efficient water heater.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	9 July 2009
Total useful floor area	58 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	SBEM v3.4.a

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## Assessor's details

Assessor's name	Simon Croft
Employer's name	Fidler-Taylor & Co
Employer's address	Archway Estate Office, Crown Square, Matlock, Derbyshire DE4 3AT
Assessor ID	BREC400148
Assessor's declaration	Simon Croft NDEA is a partner with Fidler Taylor & Co
Accreditation scheme	BRE

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