

## Energy performance certificate (EPC) recommendation report

The Queens  
High Street  
Selborne  
ALTON  
GU34 3JJ

Report number  
**3459-7768-1674-3228-4171**

Valid until  
**23 June 2035**

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### Energy rating and EPC

This property's energy rating is B.

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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing a ground source heat pump.	High

## Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	24 June 2025
Total useful floor area	433 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	Rachel Ruthven
Telephone	07854307558
Email	<a href="mailto:rachelruthven@energysolutionssouth.com">rachelruthven@energysolutionssouth.com</a>
Employer's name	
Employer's address	
Assessor ID	EES/028160
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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