

Energy performance certificate (EPC) recommendation report

Tex Mex Restaurant and
Cocktail Bar
119 Walton Road
EAST MOLESEY
KT8 0DT

Report number
5603-5345-9212-7701-7502

Valid until
10 September 2035

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.

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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

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
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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 an air source heat pump.	High
Consider installing a ground source heat pump.	High

Property and report details

Report issued on	11 September 2025
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Total useful floor area	90 square metres
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Building environment	Air Conditioning
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Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0
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Assessor's details

Assessor's name IBR Property Services Ltd.

Telephone [07877413412](tel:07877413412)

Email ahmd_64@yahoo.com

Employer's name IBR Property Services Ltd.

Employer's address www.ibrps.co.uk

Assessor ID QUID203990

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Quidos Limited
