

## Energy performance certificate (EPC) recommendation report

61 Whitecross Road  
WESTON-SUPER-MARE  
BS23 1EJ

Report number  
**6570-5862-0016-0572-6811**

Valid until  
**20 March 2032**

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### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing an air source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium

## Property and report details

Report issued on	21 March 2022
Total useful floor area	95 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Michael Heinemans
Telephone	01275 878257
Email	<a href="mailto:mhmmb@yahoo.co.uk">mhmmb@yahoo.co.uk</a>
Employer's name	CEA 4U
Employer's address	46 Woodington Road, Clevedon, North Somerset, BS21 5LB
Assessor ID	EES/007463
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd