

# Energy performance certificate (EPC) recommendation report

87 High Street  
WESTON-SUPER-MARE  
BS23 1HE

Report number  
**0010-7912-0446-8590-5090**

Valid until  
**18 September 2026**

## Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, [see the EPC for this property](#) ([energy-certificate/0570-0536-8149-9901-2006](#)).

## 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 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

### Additional recommendations

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	Medium

## Property and report details

Report issued on	19 September 2016
Total useful floor area	168 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	BuildDesk Ltd, Carbon Checker, v1.8.1.004, SBEM, v5.2.d.2

## Assessor's details

<b>Assessor's name</b>	Terry Stuart Russell
<b>Telephone</b>	01454 279014
<b>Email</b>	<a href="mailto:terry@estatesurveys.co.uk">terry@estatesurveys.co.uk</a>
<b>Employer's name</b>	Estate Surveys Ltd
<b>Employer's address</b>	34 North Road, Midsomer Norton, Bath, BA3 2QQ
<b>Assessor ID</b>	EES/001322
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd

#### Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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