

## Energy performance certificate (EPC) recommendation report

7 Meadow Street  
WESTON-SUPER-MARE  
BS23 1QG

Report number  
**4718-2245-1598-0758-0397**

Valid until  
**25 March 2034**

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### Energy rating and EPC

This property's energy rating is D.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### 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
Some loft spaces are poorly insulated - install/improve insulation.	Medium
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

## Property and report details

Report issued on	26 March 2024
Total useful floor area	143 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.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

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