

Energy performance certificate (EPC) recommendation report

4a High Street
WESTON-SUPER-MARE
BS23 1HZ

Report number
0074-1040-2659-2512-7017

Valid until
12 December 2033

Energy rating and EPC

This property's current 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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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 walls have uninsulated cavities - introduce cavity wall insulation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Consider installing an air source heat pump.	Medium

Property and report details

Report issued on	13 December 2023
Total useful floor area	243 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Terry Russell
Telephone	07800 581240
Email	terry@estatesurveys.co.uk
Employer's name	Estate Surveys Ltd
Employer's address	Knapp Farm Crossways Lane Thornbury Bristol BS35 3UE
Assessor ID	EES/001322
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd