

Energy performance certificate (EPC) recommendation report

37a-37b Oxford Street
WESTON-SUPER-MARE
BS23 1TN

Report number
3230-6322-0611-1136-0220

Valid until
29 September 2034

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

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.	Medium
Some windows have high U-values - consider installing secondary glazing.	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
Consider installing solar water heating.	Low

Property and report details

Report issued on	30 September 2024
Total useful floor area	1,072 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