

Energy performance certificate (EPC) recommendation report

22 Boulevard
WESTON-SUPER-MARE
BS23 1NA

Report number
6713-0452-6558-0786-1007

Valid until
3 June 2033

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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that may pay for themselves in over 7 years

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

Property and report details

Report issued on	4 June 2023
Total useful floor area	69 square metres
Building environment	Air Conditioning
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	mhmmb@yahoo.co.uk
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
