

Energy performance certificate (EPC) recommendation report

2 The Mart
Locking Road
WESTON-SUPER-MARE
BS23 3DE

Report number
9626-4075-0018-0400-4395

Valid until
17 June 2029

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.

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
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
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
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	18 June 2019
Total useful floor area	162 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.0, SBEM, v5.6.a.1

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	34 North Road Midsomer Norton Bath BA3 2QQ
Assessor ID	EES/001322
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
