

# Energy performance certificate (EPC)

195-197 High Street---Ground Floor  
Worle  
Weston-super-Mare  
BS22 6JS

Energy rating

**D**

Valid until:

**23 September 2035**

Certificate  
number:

**0823-9757-9795-5154-2326**

Property type

Offices and Workshop Businesses

Total floor area

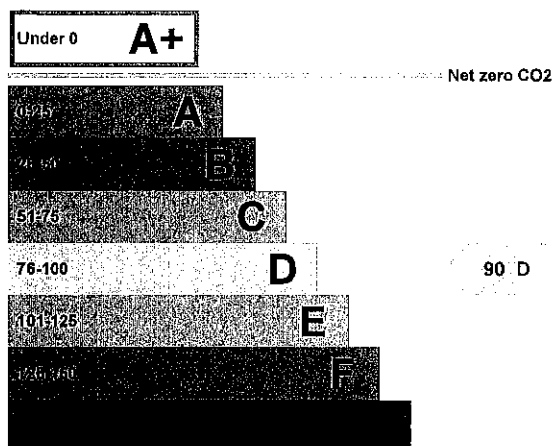
154 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**3 A**

If typical of the existing stock

**11 A**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	21.25
Primary energy use (kWh/m <sup>2</sup> per year)	226

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5385-4987-5799-1423-6944\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Heinemans
Telephone	01275 878257
Email	<a href="mailto:mhmmb@yahoo.co.uk">mhmmb@yahoo.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007463
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	CEA 4U
Employer address	46 Woodington Road, Clevedon, North Somerset, BS21 5LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 September 2025
Date of certificate	24 September 2025

# Energy performance certificate (EPC) recommendation report

195-197 High Street---Ground Floor  
Worle  
Weston-super-Mare  
BS22 6JS

Report number  
**5385-4987-5799-1423-6944**

Valid until  
**23 September 2035**

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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
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
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	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	24 September 2025
Total useful floor area	154 square metres
Building environment	Air Conditioning
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

## 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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