

Energy performance certificate (EPC)

195-197 High Street---1st Floor
Worle
Weston-super-Mare
BS22 6JS

Energy rating

E

Valid until: **23 September 2035**

Certificate number: **8895-2192-4079-1735-8451**

Property type

Offices and Workshop Businesses

Total floor area

149 square metres

Rules on letting this property

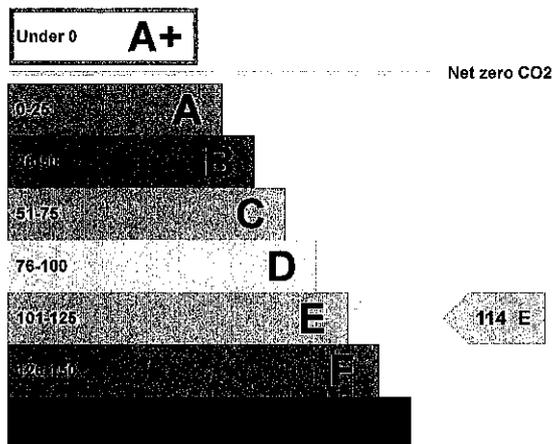
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

8 A

If typical of the existing stock

30 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	37.28
Primary energy use (kWh/m ² per year)	385

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7255-4090-7456-4756-2894\)](#).

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	mhmmb@yahoo.co.uk

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	enquiries@elmhurstenergy.co.uk

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---1st Floor
Worle
Weston-super-Mare
BS22 6JS

Report number
7255-4090-7456-4756-2894

Valid until
23 September 2035

Energy rating and EPC

This property's energy rating is E.

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

Changes that may pay for themselves within 3 to 7 years

Recommendation

Potential impact on carbon emissions

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Potential impact on carbon emissions

Add local time control to heating system.

Medium

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Medium

Consider installing an air source heat pump.

High

Roof is poorly insulated. Install or improve insulation of roof.

Medium

Consider installing PV.

Low

Property and report details

Report issued on	24 September 2025
Total useful floor area	149 square metres
Building environment	Heating and Natural Ventilation
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	mhmmb@yahoo.co.uk
Employer's name	CEA 4U
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Accreditation scheme	Elmhurst Energy Systems Ltd