

Energy performance certificate (EPC) recommendation report

42-44 High Street
WESTON-SUPER-MARE
BS23 1JA

Report number
5956-0181-5676-2226-5469

Valid until
12 August 2035

Energy rating and EPC

This property's energy rating is C.

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
----------------	--------------------------------------

Add optimum start/stop to the heating system.

Low

Consider installing building mounted wind turbine(s).

Low

Some windows have high U-values - consider installing secondary glazing.

Medium

Add weather compensation controls to heating system.

Low

Consider installing solar water heating.

Low

Property and report details

Report issued on	13 August 2025
Total useful floor area	969 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name Freddie Pearce

Telephone 07341479399

Email fpearce1@outlook.com

Employer's name BKR

Employer's address 1 Empire Mews London SW16 2BF

Assessor ID EES/024211

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
