

# Energy performance certificate (EPC)

134 Main Road  
CLEEVE  
BS49 4PW

Energy rating

**D**

Valid until: **23 October 2032**

Certificate number: **2361-9127-4480-7412-7820**

Property type

Retail/Financial and Professional Services

Total floor area

170 square metres

## Rules on letting this property

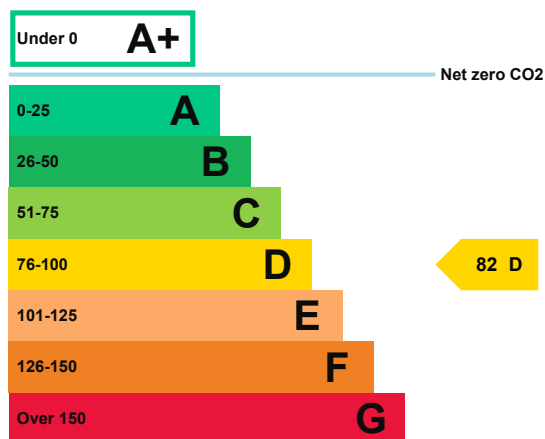
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current 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

1 A

If typical of the existing stock

3 A

---

## 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<sub>2</sub>/m<sup>2</sup> per year)

32.24

Primary energy use (kWh/m<sup>2</sup> per year)

335

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2229-2001-1759-8488-0022\)](#).

---

## 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	Andrew Bray
Telephone	07799863727
Email	<a href="mailto:info@energysurveys.co">info@energysurveys.co</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/010131
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Apprise
Employer address	81 Ellacombe Road, Longwell Green, Bristol, South Gloucestershire, BS30 9BP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 October 2022
Date of certificate	24 October 2022

---

# Energy performance certificate (EPC) recommendation report

134 Main Road  
CLEEVE  
BS49 4PW

Report number  
**2229-2001-1759-8488-0022**

Valid until  
**23 October 2032**

---

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

---

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact</b>
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 pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Add optimum start/stop to the heating system.	Medium
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

### Changes that pay for themselves in more than 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low

---

## Property and report details

Report issued on	24 October 2022
Total useful floor area	170 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

## Assessor's details

Assessor's name	Andrew Bray
Telephone	07799863727
Email	<a href="mailto:info@energysurveys.co">info@energysurveys.co</a>
Employer's name	Energy Apprise
Employer's address	81 Ellacombe Road, Longwell Green, Bristol, South Gloucestershire, BS30 9BP
Assessor ID	EES/010131
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd