

Energy performance certificate (EPC) recommendation report

The Britannia Inn
66 Bath Road
WELLS
BA5 3LQ

Report number
6867-0045-5927-6206-6697

Valid until
16 September 2031

Energy rating and EPC

This property's current energy rating is C.

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

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Improve insulation on HWS storage.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	17 September 2021
Total useful floor area	373 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Andrew Ling
Telephone	0844 499 7574
Email	info@greenzonesurveys.com
Employer's name	Green Zone Surveys (UK) Ltd
Employer's address	104A, Cobalt Business Exchange, Cobalt Park Way, Newcastle Upon Tyne NE28 9NZ
Assessor ID	EES/008701
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd