

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
