Energy performance certificate (EPC)		
Moor Row Farm Merry Lane East Huntspill HIGHBRIDGE TA9 3PS	Energy rating	Valid until: 7 September 2030 Certificate number: 8840-7321-5910-6477-9206
Property type		Detached house
Total floor area		189 square metres

# Rules on letting this property

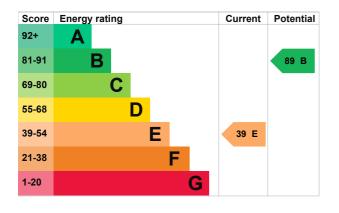
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy rating and score

This property's energy rating is E. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

# Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 400+ mm loft insulation	Very good
Roof	Pitched, 350 mm loft insulation	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Solid, insulated	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 460 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

• Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend **£3,218 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,712 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 25,584 kWh per year for heating
- 2,028 kWh per year for hot water

Impact on the enviro	nment	This property produces	15.0 tonnes of CO2
This property's environmenta F. It has the potential to be D		This property's potential production	4.5 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use difference amounts of energy.	erty may use different

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,074
2. High heat retention storage heaters	£2,800 - £4,200	£561
3. Solar water heating	£4,000 - £6,000	£77
4. Solar photovoltaic panels	£3,500 - £5,500	£387
5. Wind turbine	£15,000 - £25,000	£720

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

## 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	Richard Bartlett
Telephone	07731464792
Email	richard@epcsomerset.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/023074
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	3 September 2020
Date of certificate	8 September 2020
Type of assessment	RdSAP