1 Lilac Cottages Henlade TAUNTON TA3 5LS Energy rating G Valid until: 3 October 2029 Certificate number: 9283-2867-6304-9701-2531

Total floor area	49 square metre

Rules on letting this property



You may not be able to let this property

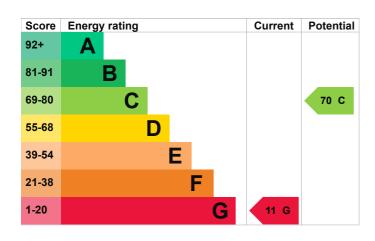
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> <u>property's energy rating</u>.

Energy rating and score

This property's energy rating is G. It has the potential to be C.

See how to improve this property's energy efficiency.



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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 700 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Storage heater or dual immersion, and single electric meter
 A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the
 assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs
 and improve the energy rating.
- PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £2,283 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 £1,471 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 11,801 kWh per year for heating
- 1,600 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	5.5 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£652
2. Internal or external wall insulation	£4,000 - £14,000	£596
3. Floor insulation (solid floor)	£4,000 - £6,000	£70
4. Solar water heating	£4,000 - £6,000	£131
5. High performance external doors	£500	£22

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Kevin Patmore
Telephone	07858091404
Email	kevin.patmore77@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK	
Assessor's ID	ECMK300136	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
	No related party	
Assessor's declaration	No related party 3 October 2019	
About this assessment Assessor's declaration Date of assessment Date of certificate		