Energy performance certificate (EPC)					
21, Bussex Square Westonzoyland BRIDGWATER TA7 0HD	Energy rating	Valid until: 13 September 2026 Certificate number: 0058-2824-6217-9496-4781			
Property type	Semi-detached house				
Total floor area	91 square metres				

Rules on letting this property

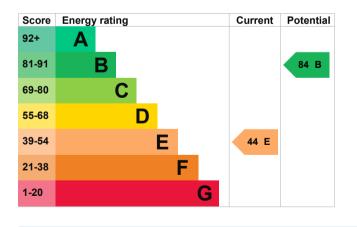
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current 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	Cavity wall, filled cavity	Good
Wall	Solid brick, as built, insulated (assumed)	Very good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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

Primary energy use

The primary energy use for this property per year is 291 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.
- Wall type does not correspond to options available in RdSAP The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.

How this affects your energy bills

An average household would need to spend £1,305 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 £698 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 6,426 kWh per year for heating
- 2,182 kWh per year for hot water

Impact on the environment		This property produces	4.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	2.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£73
2. Low energy lighting	£50	£16
3. High heat retention storage heaters	£2,000 - £3,000	£551
4. Solar water heating	£4,000 - £6,000	£58
5. Solar photovoltaic panels	£5,000 - £8,000	£313

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 Telephone Email Stuart Skelton 07875955805 stuart@westcountryepc.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 Assessor's ID Telephone Email ECMK ECMK300946 0333 123 1418 info@ecmk.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 14 September 2016 14 September 2016 RdSAP