

## Energy performance certificate (EPC) recommendation report

The Bell On The Common  
The Common  
BROUGHTON GIFFORD  
SN12 8LX

Report number  
**2210-4434-0020-8101-2021**

Valid until  
**23 April 2032**

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### 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.

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## 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
Improve insulation on HWS storage.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes. Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Recommendation	Potential impact
Consider installing PV.	Low

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## Property and report details

Report issued on	24 April 2022
Total useful floor area	482 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

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## Assessor's details

Assessor's name	Mark Morris
Telephone	(0)7877 795 573
Email	<a href="mailto:mark.morris@peenergysolutions.co.uk">mark.morris@peenergysolutions.co.uk</a>
Employer's name	ViridianUK
Employer's address	115 Bradley Road, Trowbridge, Wiltshire BA14 0QS
Assessor ID	QUID200532
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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## Energy performance certificate (EPC)

The Bell On The Common  
The Common  
BROUGHTON GIFFORD  
SN12 8LX

Energy rating

C

Valid until: 23 April 2032

Certificate number: 0244-2200-0302-1231-1800

Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area 482 square metres

### Rules on letting this property

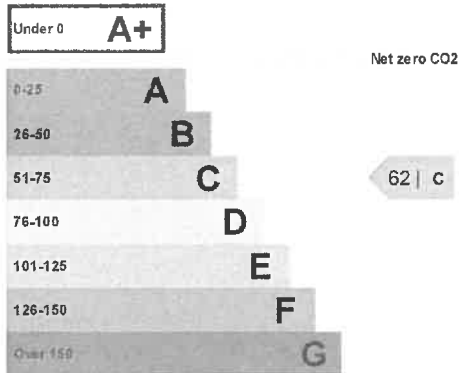
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 | B

If typical of the existing stock

90 | D

Properties are given a rating from A+ (most

## Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	100.16
Primary energy use (kWh/m2 per year)	488

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/2210-4434-0020-8101-2021\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Mark Morris
Telephone	(0)7877 795 573
Email	<a href="mailto:mark.morris@peenergysolutions.co.uk">mark.morris@peenergysolutions.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID200532
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	ViridianUK
Employer address	115 Bradley Road, Trowbridge, Wiltshire BA14 0QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 April 2022
Date of certificate	24 April 2022

