

# Energy performance certificate (EPC)

THE UNICORN HOTEL  
WEST STREET  
SOMERTON  
TA11 7PR

Energy rating

C

Valid until 14 December 2030

Certificate number

4389-3917-9540-7550-2469

## Property type

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

## Total floor area

441 square metres

## Rules on letting this property

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

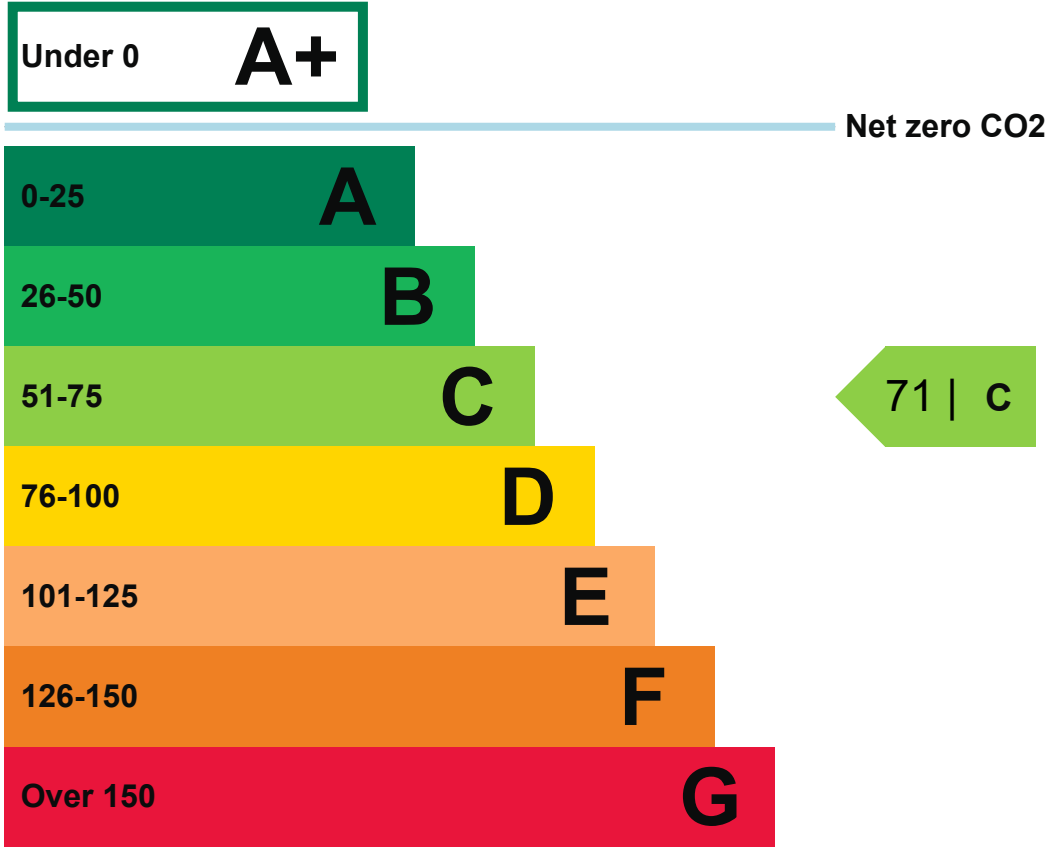
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most 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



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

## Assessment level

3

---

## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

175.82

---

## Primary energy use (kWh/m<sup>2</sup> per year)

1024.35

---

► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4103-2829-0685-8291-0593\)](/energy-certificate/4103-2829-0685-8291-0593).

## 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

Doug Whiffen

---

### Telephone

02476 233144

---

### Email

[doug.whiffen@wensleylawz.com](mailto:doug.whiffen@wensleylawz.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/007512

**Telephone**

01455 883 250

---

**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Date of assessment**

6 November 2020

---

**Date of certificate**

15 December 2020

---

**Employer**

Wensley & Lawz Ltd

---

**Employer address**

116 Walsgrave Road Coventry CV2 4ED

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

# Energy performance certificate (EPC) recommendation report

THE UNICORN HOTEL  
WEST STREET  
SOMERTON  
TA11 7PR

Certificate number  
**4103-2829-0685-8291-0593**

Valid until  
**14 December 2030**

## 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 \(/energy-certificate/4389-3917-9540-7550-2469\)](#).

## 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
Add time control to HWS secondary circulation.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

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

Recommendation	Potential impact
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

**Recommendation****Potential  
impact**

Consider installing an air source heat pump.

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

**Property and report details****Report issued on**

15 December 2020

**Total useful floor area**

441 square metres

**Building environment**

Heating and Natural Ventilation

**Calculation tool**

DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

**Assessor's details****Assessor's name**

Doug Whiffen

**Telephone**

02476 233144

**Email**

[doug.whiffen@wensleylawz.com](mailto:doug.whiffen@wensleylawz.com)

**Employer's name**

Wensley & Lawz Ltd

**Employer's address**

116 Walsgrave Road Coventry CV2 4ED

**Assessor ID**

EES/007512

---

## Accreditation scheme

Elmhurst Energy Systems Ltd

---

## Assessor's declaration

The assessor is not related to the owner of the property.

---

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.