

# Energy performance certificate (EPC) recommendation report

Unit 7  
Rosemanowes Farm  
Herniss Lane  
Herniss  
TR10 9DU

Report number  
**3373-1772-3321-7286-3214**

Valid until  
**28 September 2033**

## Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6512-9496-7618-7125-2379\)](/energy-certificate/6512-9496-7618-7125-2379).

## Recommendations

### Changes that may pay for themselves within 3 years

#### Recommendation

#### Potential impact on carbon emissions

In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Medium

Add time control to heating system.

Low

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

#### Recommendation

#### Potential impact on carbon emissions

Add optimum start/stop to the heating system.

Medium

Add local temperature control to the heating system.

Medium

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

## Property and report details

Report issued on	29 September 2023
Total useful floor area	69 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Philip Rowse
Telephone	01872863964
Email	<a href="mailto:pjrowse10@googlemail.com">pjrowse10@googlemail.com</a>
Employer's name	Philip Rowse (commercial energy assessor)
Employer's address	Venture, Old Carnon Hill, Carnon Downs, TRURO TR3 6LE
Assessor ID	EES/018921

**Assessor's declaration**

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

**Accreditation scheme**

Elmhurst Energy Systems Ltd

## 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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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