Energy performance certificate (EPC)		
6 Rabys Row Scorrier REDRUTH TR16 5AW	Energy rating	Valid until: 20 March 2024
	U	Certificate number: 0026-2810-7477-9224-6381
Property type	Mid-terrace house	
Total floor area		77 square metres

# Rules on letting this property

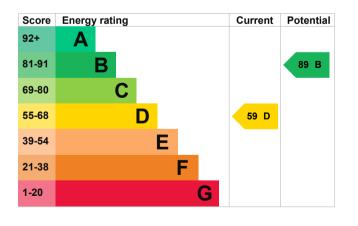
Properties can be let if they have an energy rating from A to E.

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

# Energy rating and score

This property's current energy rating is D. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend **£965 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 £389 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 8,805 kWh per year for heating
- 2,607 kWh per year for hot water

Impact on the envir	onment	This property produces	4.3 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential production	1.3 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. <b>Carbon emissions</b>		You could improve this properties of the sum	uggested changes.
		These ratings are based or	assumptions about
An average household produces	6 tonnes of CO2	average occupancy and en living at the property may u of energy.	ergy use. People

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£68
2. Cavity wall insulation	£500 - £1,500	£71
3. Internal or external wall insulation	£4,000 - £14,000	£31
4. Floor insulation	£800 - £1,200	£29
5. Low energy lighting	£30	£22
6. Heating controls (room thermostat)	£350 - £450	£49

Step	Typical installation cost	Typical yearly saving
7. Condensing boiler	£2,200 - £3,000	£52
8. Solar water heating	£4,000 - £6,000	£68
9. Solar photovoltaic panels	£9,000 - £14,000	£262
10. Wind turbine	£1,500 - £4,000	£86

### 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	Nigel Collins
Telephone	01209 314194
Email	<u>nigelccollins@orange.net</u>

#### Contacting the accreditation scheme

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

Accreditation scheme	NHER
Accieulialion scheme	
Assessor's ID	NHER003675
Telephone	01455 883 25
Email	<u>enquiries@eln</u>

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment NHER NHER003675 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 20 March 2014 21 March 2014 RdSAP