Energy performance certificate (EPC) Sunny Side House Blackwater TRURO TR4 8EQ Property type Energy rating Certificate number: 9624-3027-3206-4787-5200 Energy rating Certificate number: 9624-3027-3206-4787-5200 End-terrace house 143 square metres

Rules on letting this property



You may not be able to let this property

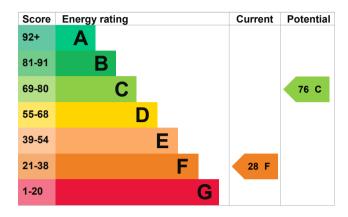
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

<u>See how to improve this property's energy 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £3,810 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 £2,176 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 20,078 kWh per year for heating
- 2,987 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,440 kWh per year from loft insulation
- · 4,491 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	11.0 tonnes of CO2
This property's current environr rating is F. It has the potential to	•	This property's potential production	3.5 tonnes of CO2
Properties get a rating from A (I on how much carbon dioxide (C produce each year. CO2 harms	CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	
An average household produces	6 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£648
2. Internal or external wall insulation	£4,000 - £14,000	£727
3. Floor insulation (solid floor)	£4,000 - £6,000	£147
4. Heating controls (room thermostat)	£350 - £450	£145
5. Condensing boiler	£2,200 - £3,000	£413
6. Solar water heating	£4,000 - £6,000	£95
7. Solar photovoltaic panels	£3,500 - £5,500	£727

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.

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 Timothy Cowling Telephone 01209612187

Email <u>cornwallenergyassessors@gmx.com</u>

Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/021145
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
12 June 2023
12 June 2023
RdSAP