Energy performance certificate (EPC)

Pointside Helford	Energy rating	Valid until: 29 January 2033	
HELSTON TR12 6JY	Е	Certificate number:	0340-2274-3290-2427-1321

Property type	End-terrace house
Total floor area	120 square metres

Rules on letting this property

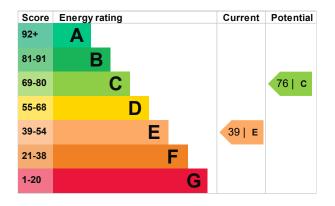
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 77% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 270 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	7.8 tonnes of CO2
This property's potential production	2.9 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (39) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£313
2. Floor insulation (suspended floor)	£800 - £1,200	£93
3. Floor insulation (solid floor)	£4,000 - £6,000	£29
4. Hot water cylinder thermostat	£200 - £400	£31
5. Condensing boiler	£2,200 - £3,000	£107
6. Solar water heating	£4,000 - £6,000	£62
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£84
8. Solar photovoltaic panels	£3,500 - £5,500	£460

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1610
Potential saving if you complete every step in order	£719

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the

majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	17881 kWh per year	
Water heating	3768 kWh per year	
Potential energy savings by installing insulation		

Type of insulation	Amount of energy saved
Loft insulation	235 kWh per year
Solid wall insulation	4807 kWh per year

Saving energy in this property

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

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	Andrew Nunn
Telephone	01872 870800
Email	aadnunn@btinternet.com
Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/012361
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Assessment details	
Assessor's declaration	No related party
Date of assessment	24 January 2023
Date of certificate	30 January 2023
Type of assessment	RdSAP