Energy performance certificate (EPC)

Greenwith Place Silver Hill Perranwell Station TRURO TR3 7LR

Energy rating

Valid until:

28 December 2024

Certificate number: 2718-2977-7262-3614-1900

Property type Detached house

Total floor area 288 square metres

Rules on letting this property



You may not be able to let this property

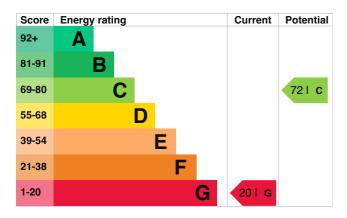
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>
(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented 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 efficiency rating for this property

This property's current energy rating is G. 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 | Cob, as built | Average |
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation | Very poor |
| Window | Partial double glazing | Poor |
| 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 46% of fixed outlets | Good |
| Floor | Suspended, 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 323 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

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 | 24.0 tonnes of CO2 |
|--------------------------------------|--------------------|
| This property's potential production | 7.8 tonnes of CO2 |

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 16.2 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 G (20) to C (72).

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £956 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £788 |
| 3. Floor insulation (suspended floor) | £800 - £1,200 | £203 |
| 4. Draught proofing | £80 - £120 | £136 |
| 5. Low energy lighting | £70 | £39 |
| 6. Heating controls (room thermostat) | £350 - £450 | £165 |
| 7. Condensing boiler | £2,200 - £3,000 | £484 |
| 8. Solar water heating | £4,000 - £6,000 | £71 |
| 9. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £152 |
| 10. Solar photovoltaic panels | £5,000 - £8,000 | £287 |

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £4757 |
|--|-------|
| Potential saving | £2993 |

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.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

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 45517 kWh per year

Water heating 3232 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 10264 kWh per year

Solid wall insulation 8460 kWh per year

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 William Whitehouse Telephone 08001072750

Email <u>greendealaccountmanagers@britishgas.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO013096 Telephone 0330 124 9660

Email certification@stroma.com

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
29 December 2014
29 December 2014

Type of assessment RdSAP