

# Energy performance certificate (EPC)

Knights Cottage  
Ponsanooth  
TRURO  
TR3 7JH

Energy rating

**E**

Valid until: **18 August 2031**

Certificate number: **3700-6761-0222-7001-3393**

**Property type**

Top-floor flat

**Total floor area**

41 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

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
Walls	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Windows	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Basement	To unheated space, 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 837 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Additional information

Additional information about this property:

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

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

**Compared to an average household, this property produces**

**6 tonnes of CO<sub>2</sub>**

**his property produces**

5.8 tonnes of CO2

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**his property's potential  
reduction**

2.5 tonnes of CO2

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making the [recommended changes](#), you could reduce this property's CO2 emissions by 3.3 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

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 (47) to C (76).

[Do I need to follow these steps in order?](#)



### Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£34

Potential rating after completing step 1

49 | E

### Step 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£325

Potential rating after completing steps 1 and 2

65 | D

### Step 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£139

## Potential rating after completing steps to 3

72 | C

### Step 4: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£15

## Potential rating after completing steps to 4

73 | C

### Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£71

## Potential rating after completing steps to 5

76 | C

## Looking for energy improvements

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

### Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1041

Potential saving

£584

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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 [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](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
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Space heating	9634 kWh per year
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Water heating	1707 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Roof insulation	390 kWh per year
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Solid wall insulation	3710 kWh per year
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### 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	Timothy Cowling
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Telephone	01209612187
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Email	<a href="mailto:cornwallenergyassessors@gmx.com">cornwallenergyassessors@gmx.com</a>
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## Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
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<b>Assessor ID</b>	EES/021145
<b>Telephone</b>	01455 883 250
<b>Mail</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	6 July 2021
<b>Date of certificate</b>	19 August 2021
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [ehc.digital-services@levellingup.gov.uk](mailto:ehc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.