Energy performance certificate (EPC) 1 Baldhu Row Nancledra PENZANCE TR20 8NH Property type Energy rating Valid until: 19 October 2032 Certificate number: 0532-2920-3209-0856-0202 End-terrace house 67 square metres

Rules on letting this property



You may not be able to let this property

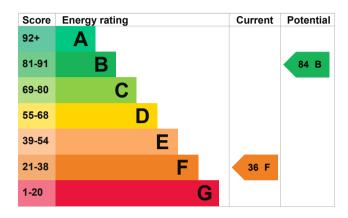
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 B.

<u>See how to improve this property's energy</u> efficiency.



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
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	Solid fuel range cooker	Poor
Lighting	Low energy lighting in 44% of fixed outlets	Average
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 412 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 £1,409 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 £790 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 12,687 kWh per year for heating
- 2,547 kWh per year for hot water

Impact on the environment		This property produces	7.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	2.1 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. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts	

of energy.

Changes you could make

Typical installation cost	Typical yearly saving
£4,000 - £14,000	£494
£4,000 - £6,000	£52
£25	£28
£350 - £450	£82
£4,000 - £6,000	£104
£1,500	£29
	£4,000 - £14,000 £4,000 - £6,000 £25 £350 - £450 £4,000 - £6,000

Step	Typical installation cost	Typical yearly saving
7. Solar photovoltaic panels	£3,500 - £5,500	£417

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 Lester Raymond Telephone 01736 331688

Email <u>nick4epc@gmail.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/004498
Telephone 01455 883 250

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

About this assessment

Assessor's declaration No related party
Date of assessment 6 October 2022
Date of certificate 20 October 2022

Type of assessment RdSAP