Energy performance certificate (EPC) Netley Barn Porkellis Helston TR13 0HS Property type Detached bungalow Total floor area Energy rating Valid until: 2 March 2033 Certificate number: 4500-6273-0532-4001-3773 Total floor area 51 square metres

Rules on letting this property

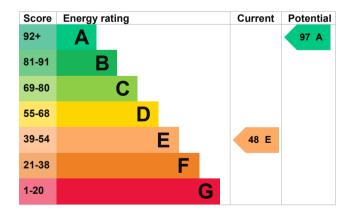
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<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
Walls	Average thermal transmittance 0.28 W/m²K	Very good
Roof	Average thermal transmittance 0.16 W/m²K	Good
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	Room heaters, wood logs	N/A
Air tightness	(not tested)	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 372 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,232 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 £273 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:

- 4,943 kWh per year for heating
- 1,434 kWh per year for hot water

More ways to save energy

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

property produces 3.0	0 tonnes of CO2
property's potential -0.3 luction	3 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
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

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£273
2. Solar photovoltaic panels	£3,500 - £5,500	£744
3. Wind turbine	£15,000 - £25,000	£1,318

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 Jeremy Downing Telephone 07866153540

Email jeremy@eacsouthwest.co.uk

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/022648
Telephone 01455 883 250

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

About this assessment

Assessor's declaration No related party
Date of assessment 3 March 2023
Date of certificate 3 March 2023

Type of assessment SAP