Energy performance certificate (EPC)			
Flat 44 Bay Court Cliff Road FALMOUTH	Energy rating	Valid until:	21 May 2030
TR11 4NP	C	Certificate number:	8320-7125-7120-4018-7296
roperty type Top-floor flat			
Total floor area	73 square metres		

Rules on letting this property

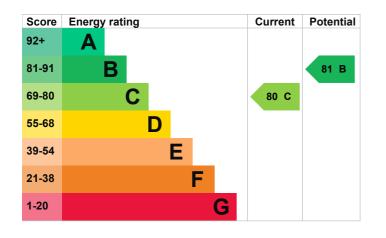
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy</u> <u>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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£526 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 £44 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 1,989 kWh per year for heating
- 2,069 kWh per year for hot water

Impact on the environment

Impact on the enviro	nment	This property produces	2.4 tonnes of CO2
This property's environmentation has the potential to be C.	al impact rating is C. It	This property's potential production	2.3 tonnes of CO2
Properties get a rating from <i>h</i> how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16
2. Low energy lighting	£15	£28

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Kevin Schouten
Telephone	07758519534
Email	kevinschouten.dea@tiscali.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	Stroma Certification Ltd
Assessor's ID	STR0001037
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	18 May 2020
Date of certificate	22 May 2020
Type of assessment	RdSAP