Energy performance certificate (EPC) 25, Marlborough Road FALMOUTH TR11 3LW Energy rating Valid until: 21 January 2030 Certificate number: 0555-2822-6790-2720-3915 Mid-terrace house Total floor area 159 square metres

Rules on letting this property

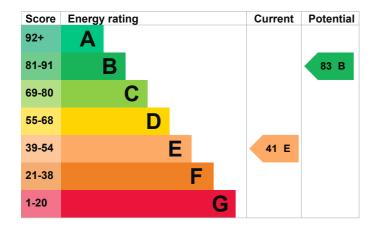
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

See how to improve this property's energy 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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 376 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 £2,107 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 £1,253 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:

- 23,982 kWh per year for heating
- 4,181 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property's potential 2.8 tonnes of CO2 production

11.0 tonnes of CO2

This property produces

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£59
2. Room-in-roof insulation	£1,500 - £2,700	£344
3. Internal or external wall insulation	£4,000 - £14,000	£287
4. Floor insulation (suspended floor)	£800 - £1,200	£73
5. Increase hot water cylinder insulation	£15 - £30	£34
6. Low energy lighting	£30	£33
7. Condensing boiler	£2,200 - £3,000	£381
8. Solar water heating	£4,000 - £6,000	£42
9. Solar photovoltaic panels	£3,500 - £5,500	£366

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:

- Insulation: <u>Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)</u>
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Louise Williams
Telephone	07779 120004
Email	epccornwall@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Elmhurst Energy Systems Ltd
EES/017765
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enquiries@elmhurstenergy.co.uk
No related party
22 January 2020
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