# **Energy performance certificate (EPC)**

11 Vinefield Court Kersey Road Flushing FALMOUTH TR11 5TR Energy rating

Valid until: 1 September 2035

Certificate number:

7335-6221-7500-0362-4202

Property type

Ground-floor maisonette

Total floor area

67 square metres

# Rules on letting this property

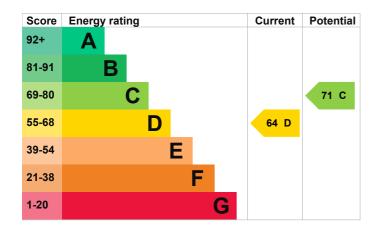
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Excellent lighting efficiency	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 180 kilowatt hours per square metre (kWh/m2).

### **Smart meters**

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

# How this affects your energy bills

An average household would need to spend £1,635 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 £357 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 6,173 kWh per year for heating
- 1,673 kWh per year for hot water

# This property's environmental impact rating is B. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. This property produces 1.1 tonnes of CO2 This property's potential 0.9 tonnes of CO2 Production You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

#### Carbon emissions

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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£127
2. High heat retention storage heaters	£1,200 - £2,400	£231

### 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:

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

# 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	Jasmin Holmes
Telephone	07947521485
Email	epc@cornwallholmes.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/027505	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	2 September 2025	
Date of certificate	2 September 2025	
Type of assessment	RdSAP	