Energy performance certificate (EPC)

3e Tehidy Road CAMBORNE TR14 8TA	Energy rating	Valid until:	16 September 2031
	D	Certificate number:	9439-9721-2000-0235-9296
roperty type		Top-floor flat	
Total floor area		39 square me	tres

Rules on letting this property

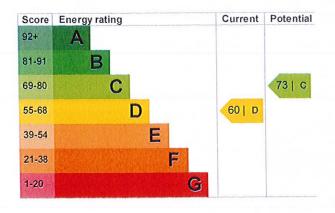
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average 6 tonnes of CO2 household produces

This property 2.4 tonnes of CO2 produces

This property's 1.4 tonnes of CO2 potential production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (60) to C (73).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£37
2. Cavity wall insulation	£500 - £1,500	£35
3. Internal or external wall insulation	£4,000 - £14,000	£55
4. Condensing boiler	£2,200 - £3,000	£32
5. Flue gas heat recovery	£400 - £900	£14

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Andrew McCaffrey	
Telephone	07968563243	
Email	<u>andyaltern8@aol.com</u>	
Accreditation scheme contact details Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor ID	EES/020327	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
Assessment details Assessor's declaration	No related party	
Date of assessment	15 September 2021	
Date of certificate	17 September 2021	
Type of assessment	RdSAP	
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