

Energy performance certificate (EPC)

6 North Roskear Village
CAMBORNE
TR14 0AS

Energy rating

G

Valid until: **29 January 2033**

Certificate number: **0340-2743-6290-2627-8305**

Property type

End-terrace bungalow

Total floor area

41 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 19 G | |

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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|---|-----------|
| Wall | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Flat, limited insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, wood logs | Poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Main heating control | Appliance thermostats | Good |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in 40% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | 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 main heating

Primary energy use

The primary energy use for this property per year is 672 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

This property produces 3.6 tonnes of CO₂

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

This property's potential production 0.9 tonnes of CO₂

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.7 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO₂ than G rated properties.

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.

An average household produces 6 tonnes of CO₂

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (19) to D (66).

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £236 |
| 2. Cavity wall insulation | £500 - £1,500 | £64 |
| 3. Internal or external wall insulation | £4,000 - £14,000 | £308 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £99 |
| 5. Low energy lighting | £15 | £19 |
| 6. Solar water heating | £4,000 - £6,000 | £130 |
| 7. High performance external doors | £1,000 | £36 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £449 |

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| | |
|--|-------|
| Estimated yearly energy cost for this property | £1936 |
|--|-------|

| | |
|--|------|
| Potential saving if you complete every step in order | £891 |
|--|------|

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating | 9700 kWh per year |

| | |
|---------------|------------------|
| Water heating | 965 kWh per year |
|---------------|------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------|-------------------|
| Loft insulation | 1568 kWh per year |
|-----------------|-------------------|

| | |
|------------------------|------------------|
| Cavity wall insulation | 374 kWh per year |
|------------------------|------------------|

| | |
|-----------------------|-------------------|
| Solid wall insulation | 1812 kWh per year |
|-----------------------|-------------------|

Saving energy in this property

Find ways to save energy in your home by visiting 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 | andyaltern8@aol.com |

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 | 27 January 2023 |
| Date of certificate | 30 January 2023 |
| Type of assessment | RdSAP |
