# Energy performance certificate (EPC) 21 Manor Villas Atlantic Reach Carworgie NEWQUAY TR8 4LX Property type Mid-terrace house 53 square metres

# Rules on letting this property



# You may not be able to let this property

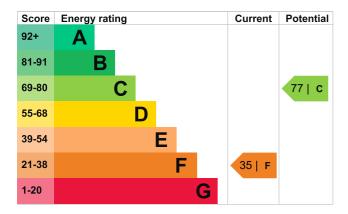
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> 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 F. 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

# 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 13% of fixed outlets	Poor
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 413 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	1.0 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 <u>recommended changes</u> , 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 rating assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

# 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 F (35) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£444
2. Floor insulation (solid floor)	£4,000 - £6,000	£46
3. Low energy lighting	£35	£27
4. Solar water heating	£4,000 - £6,000	£130
5. High performance external doors	£500	£23
6. Solar photovoltaic panels	£3,500 - £5,500	£401

# Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Loft insulation

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1462
Potential saving	£671

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

# Heating use in this property

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

# Estimated energy used to heat this property

Estimated energy used
5497 kWh per year
1078 kWh per year
savings by installing
Amount of energy saved

2173 kWh per year

# 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 Matt Barter
Telephone 07833585410

Email <u>matt.barter@btinternet.com</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020285
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

## **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party
22 September 2022
22 September 2022

Type of assessment RdSAP