Energy performance certificate (EPC)

156 Old Roselyon Road St. Blazey PAR PL24 2LR Energy rating

Valid until: 9 June 2033

Certificate number: 0085-3027-6206-7037-5200

Property type Semi-detached house

Total floor area 57 square metres

Rules on letting this property

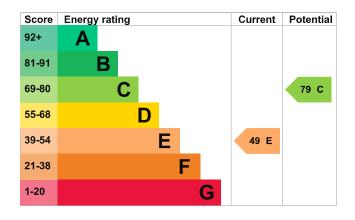
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 349 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,898 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 £752 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 4,458 kWh per year for heating
- 1,759 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 233 kWh per year from loft insulation
- 427 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

This property produces	3.4 tonnes of CO2
This property's potential production	0.8 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
These ratings are based or	•
average occupancy and energy use. People living at the property may use different amounts of energy.	
i) nt.	This property's potential production You could improve this pro emissions by making the s This will help to protect the These ratings are based or average occupancy and er living at the property may under the production

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£69
2. Cavity wall insulation	£500 - £1,500	£126
3. Floor insulation (solid floor)	£4,000 - £6,000	£57
4. Condensing boiler	£3,000 - £7,000	£358
5. Solar water heating	£4,000 - £6,000	£93
6. High performance external doors	£1,000	£51
7. Solar photovoltaic panels	£3,500 - £5,500	£739

Help paying for energy improvements

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

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 Andrew Daniell Telephone 01637 621728

Email <u>info@pbpproperty.com</u>

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/005411
Telephone 01455 883 250

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

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
8 June 2023
10 June 2023
RdSAP