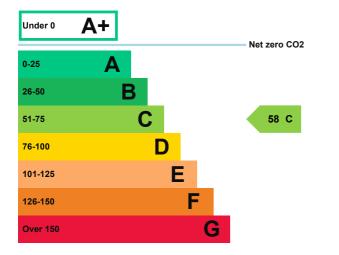
| Energy performance certificate (EPC) | | | |
|--------------------------------------|------------------|------------------------|--------------------------|
| 23 Beatrice Terrace HAYLE | Energy rating | Valid until: | 9 April 2033 |
| TR27 4ED | C | Certificate number: | 5520-0653-2276-5044-4890 |
| Property type | F | Retail/Financial and F | Professional Services |
| Total floor area | 44 square metres | | |

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock

5 A

20 A

Breakdown of this property's energy performance

| Main heating fuel | Grid Supplied Electricity |
|--------------------------------------------|---------------------------------|
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 14.65 |
| Primary energy use (kWh/m2 per year) | 158 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report</u> (/energy-certificate/1809-8998-8945-3008-5036).

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 Key | vin Schouten |
|---------------------|--------------|
|---------------------|--------------|

Contacting the accreditation scheme

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

| Accreditation scheme | Stroma Certification Ltd |
|----------------------|--------------------------|
| Assessor's ID | STR0001037 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| Employer | Tregea Energy |
|------------------------|-----------------------------------------------------------|
| Employer address | Tregea, Bareppa, Falmouth TR11 5EG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 28 March 2023 |
| Date of certificate | 10 April 2023 |

| Energy performance certificate (EPC) | | | |
|--------------------------------------|------------------|---------------------|--------------------------|
| The Flat 24 Beatrice Terrace | Energy rating | Valid until: | 12 March 2033 |
| HAYLE TR27 4ED | E | Certificate number: | 1090-2380-0322-2096-3023 |
| Property type | Top-floor flat | | |
| Total floor area | 47 square metres | | |

Rules on letting this property

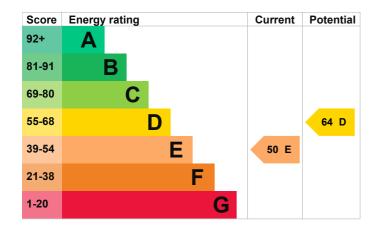
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

<u>See how to improve this property's energy</u> <u>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 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 270 mm loft insulation | Good |
| Window | Partial double glazing | Poor |
| Main heating | Electric storage heaters | Average |
| Main heating control | Controls for high heat retention storage heaters | Good |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (other premises below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 562 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,612 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 £423 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:

- 6,882 kWh per year for heating
- 1,578 kWh per year for hot water

| Impact on the enviro | nment | This property produces | 4.5 tonnes of CO2 |
|-------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------|
| This property's environmenta has the potential to be E. | l impact rating is F. It | This property's potential production | 3.1 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on a average occupancy and ene | rgy use. People living at |
| An average household produces | 6 tonnes of CO2 | the property may use different amounts of ene | |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|-------------------------------------------------------------------|------------------------------|--------------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £69 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £296 |
| 3. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £58 |

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: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- 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 | Robin Tidman |
|-----------------|-----------------------|
| Telephone | 07863 353224 |
| Email | robintidman@gmail.com |

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/021111 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 18 October 2022 |
| Date of certificate | 13 March 2023 |
| Type of assessment | RdSAP |