



VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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ENERGY PERFORMANCE CERTIFICATE

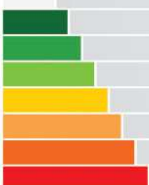
**23-27 Trelowarren Street
Camborne
TR14 8AD**

31 May 2021

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

23-27 TRELOWARREN STREET
CAMBORNE
TR14 8AD

Energy rating

C

Valid until

30 May 2031

Certificate number

0301-9739-8002-1725-0506

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

1117 square metres

Rules on letting this property

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

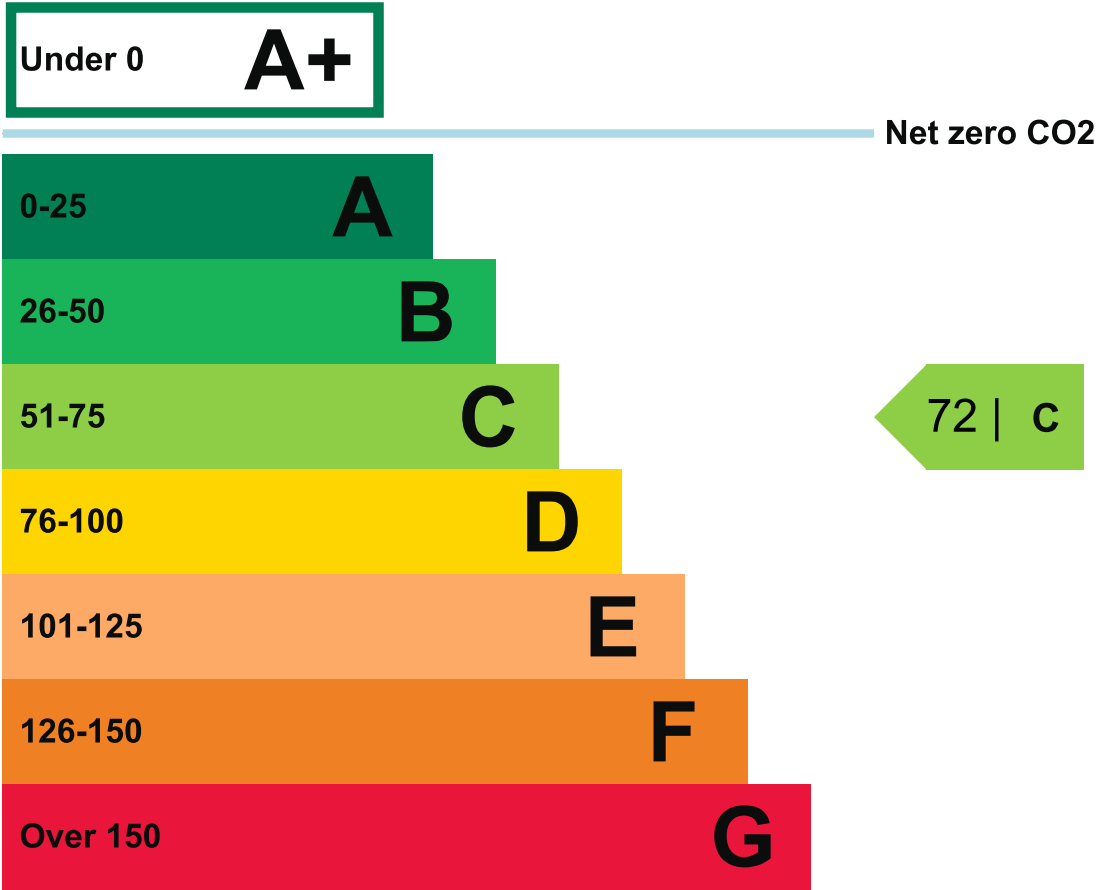
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

705.5

Primary energy use (kWh/m² per year)

4173

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-0200-9409-8371-7510\)](#).

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

Steve McAnulla

Telephone

07971789959

Email

steve.mcanulla@sheldonreed.com

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID204855

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details**Employer**

Vital

Employer address

Grenville Court, Britwell Road, Burnham, SL1 8DF

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

27 May 2021

Date of certificate

31 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

23-27 TRELOWARREN STREET
CAMBORNE
TR14 8AD

Report number
0250-0200-9409-8371-7510

Valid until
30 May 2031

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(energy-certificate/0301-9739-8002-1725-0506\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low

Recommendation**Potential impact**

The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.

Low

Consider installing solar water heating.

Low

Add optimum start/stop to the heating system.

Low

Consider installing PV.

Low

Property and report details**Report issued on**

31 May 2021

Total useful floor area

1117 square metres

Building environment

Air Conditioning

Calculation tool

CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Steve McAnulla

Telephone

07971789959

Emailsteve.mcanulla@sheldonreed.com**Employer's name**

Vital

Employer's address

Grenville Court, Britwell Road, Burnham, SL1 8DF

Assessor IDQUID204855

Assessor's declaration

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Accreditation schemeQuidos Limited

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