

# Energy performance certificate (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| 3 Dracaena Avenue<br>FALMOUTH<br>TR11 2EG | Energy rating | Valid until:        | 19 January 2035          |
|   | <b>C</b>      | Certificate number: | 0517-1975-6763-4753-6956 |

Property type: Non-residential Institutions: Education

Total floor area: 256 square metres

## Rules on letting this property

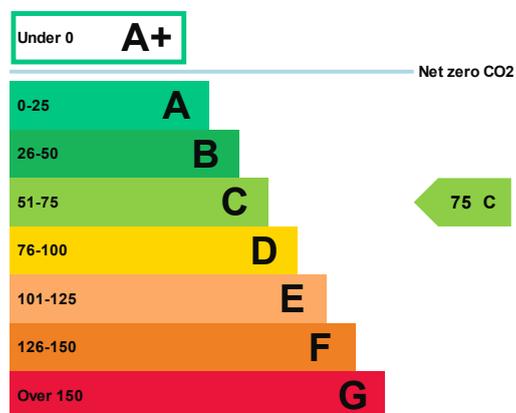
Properties can be let if they have an energy rating from A+ to E.

## 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

36 B

If typical of the existing stock

146 F

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Natural Gas                     |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 32.29                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 192                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4358-0062-6490-5259-5397\)](/energy-certificate/4358-0062-6490-5259-5397).

## 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 Nunn  |
| Telephone       | 01872870800  |
| Email           | <a href="mailto:aadnunn@btinternet.com">aadnunn@btinternet.com</a> |

### 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/012361   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | AADNUNN Energy Assessors                                  |
| Employer address       | 1 Bellevue Terrace Perranwell Station TRURO<br>TR3 7LE    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 2 January 2025  |
| Date of certificate    | 20 January 2025   |

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