

Energy performance certificate (EPC)

10-12 Berry Road
Newquay
TR7 1AR

Energy rating

C

Valid until:

22 July 2035

Certificate number:

2688-8157-2058-8226-1481

Property type	Hotels
Total floor area	548 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.

The figure shows the energy rating scale from A+ to G. A horizontal line indicates the property's rating of C and score of 57. A blue line marks the 'Net zero CO2' target at the A+ level.

Score Range	Rating
Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

57 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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2688-8157-2058-8226-1481?print=true>

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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	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	94.69
Primary energy use (kWh/m2 per year)	561

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2348-9238-6470-9335-7486\)](#).

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	Matthew Morris
Telephone	07738739216
Email	epc@eastrose.co.uk

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/009021
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EAST ROSE ENERGY ASSESSMENTS LTD
Employer address	East Rose PL30 4NL Email: epc@eastrose.co.uk Tel: 07738739216
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 July 2025
Date of certificate	23 July 2025