Energy performance certificate (EPC)		
8, Mylor Gardens Mylor Bridge	Energy rating	Valid until: 15 May 2027
FALMOUTH TR11 5FZ	C	Certificate number: 8802-3765-9139-2497-3533
Property type		Detached house
Total floor area		141 square metres

Rules on letting this property

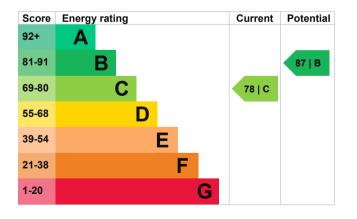
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 8.9 m³/h.m² (as tested)	Average
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	0.7 tonnes of CO2
This property's current env rating is B. It has the poter		You could improve this prop	perty's CO2
Properties get a rating fror on how much carbon dioxi produce each year. CO2 h	de (CO2) they	emissions by making the si This will help to protect the	uggested changes. environment.
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is
This property produces	1.9 tonnes of CO2		

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£62
2. Solar photovoltaic panels	£5,000 - £8,000	£311

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£625
Potential saving if you complete every step in order	£62

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	4072 kWh per year

Water heating 2155 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Michael Andrews
Telephone	01225 862266
Email	mike@energy-saving-experts.c

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

<u>om</u>

NHER NHER003380 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 16 May 2017 16 May 2017 SAP