# **Energy performance certificate** (EPC)

Certificate 0370-2661-2530-2505-622	1 Tregenna Terrace ST. IVES TR26 2DL	Energy rating	Valid until:	8 July 2035
number:				0370-2661-2530-2505-6221

Property type	End-terrace house
Total floor area	96 square metres

# Rules on letting this property



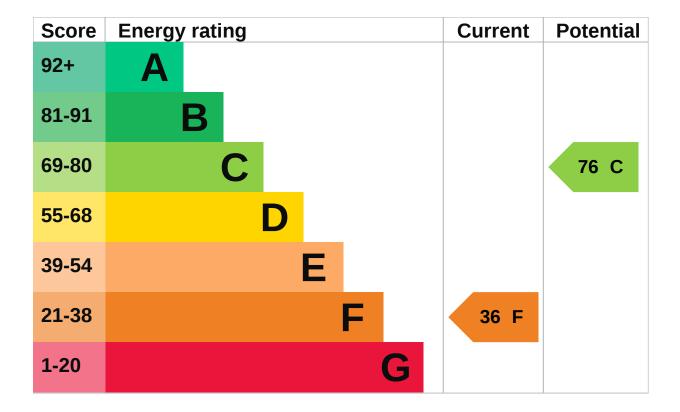
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# **Energy rating and score**

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

See how to improve this property's energy efficiency.



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 whin, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Poor
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 294 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

Stone walls present, not insulated

#### **Smart meters**

This property had no smart meters when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

# How this affects your energy bills

An average household would need to spend £3,648 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 £2,006 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 15,629 kWh per year for heating
- 2,726 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	2.6 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

Do I need to follow these steps in order?

#### Step 1: Increase loft insulation to 270 mm

Typical installation cost	£900 - £1,200
Typical yearly saving	£106
Potential rating after completing step 1	37 F

#### Step 2: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£1,252
Potential rating after completing steps 1 and 2	60 D

#### **Step 3: Floor insulation (solid floor)**

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£134
Potential rating after completing steps 1 to 3	62 D

#### Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£20 - £40
Typical yearly saving	£60

#### **Step 5: Low energy lighting**

Typical installation cost	£240 - £280
Typical yearly saving	£35
Potential rating after completing steps 1 to 5	64 D

# Step 6: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost	£2,000 - £4,000
Typical yearly saving	£419
Potential rating after completing steps 1 to 6	72 C

#### Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£302
Potential rating after completing steps 1 to 7	76 C

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant
- Insulation: Great British Insulation Scheme

- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

#### 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	Matt Barter
Telephone	07833585410
Email	matt.barter@btinternet.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/020285
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### **About this assessment**

Assessor's declaration	No related party
Date of assessment	9 July 2025
Date of certificate	9 July 2025
Type of assessment	► <u>RdSAP</u>

### 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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** 0486-2867-6257-9929-0515 (/energy-

certificate/0486-2867-6257-9929-0515)

Expired on 22 May 2021



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