

# Energy performance certificate (EPC)

Muse Cottage 4 Wesley Passage ST. IVES TR26 1SQ	Energy rating <b>E</b>	Valid until: <b>14 February 2029</b>
		Certificate number: <b>8621-7122-5040-7114-3992</b>

Property type

End-terrace house

Total floor area

53 square metres

## Rules on letting this property

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

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

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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 whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Good

Feature	Description	Rating
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 395 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend **£1,125 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 £618 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 5,611 kWh per year for heating
- 2,080 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
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<b>This property produces</b>	3.5 tonnes of CO <sub>2</sub>
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<b>This property's potential production</b>	0.5 tonnes of CO <sub>2</sub>
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You could improve this property's CO<sub>2</sub> 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?](#)

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## Step 1: Internal wall insulation

Typical installation cost £4,000 - £14,000

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Typical yearly saving £273

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Potential rating after completing step 1

54 E

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## Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

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Typical yearly saving £32

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Potential rating after completing steps 1 and 2

56 D

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## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

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Typical yearly saving £51

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Potential rating after completing steps 1 to 3

58 D

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## Step 4: Low energy lighting

Typical installation cost £10

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Typical yearly saving £10

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Potential rating after completing steps 1 to 4

58 D

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## Step 5: Change room heaters to condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £215

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Potential rating after completing steps 1 to 5

68 D

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## Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £36

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Potential rating after completing steps 1 to 6

70 C

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## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £343

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Potential rating after completing steps 1 to 7

84 B

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## 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: [Warm Homes Local Grant \(WHLG\)](#)
- 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.

<b>Assessor's name</b>	Timothy Cowling
<b>Telephone</b>	01209612187
<b>Email</b>	<a href="mailto:cornwallenergyassessors@gmx.com">cornwallenergyassessors@gmx.com</a>

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/021145
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	14 February 2019
<b>Date of certificate</b>	15 February 2019
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[9598-2003-7244-5213-1974 \(/energy-certificate/9598-2003-7244-5213-1974\)](#)

**Valid until**

10 April 2027

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