

# Energy performance certificate (EPC)

|                                       |                           |                                                                                            |
|---------------------------------------|---------------------------|--------------------------------------------------------------------------------------------|
| 48, Johns Park<br>REDRUTH<br>TR15 1DX | Energy rating<br><b>C</b> | Valid until: <b>22 October 2028</b><br>Certificate number: <b>8818-6720-4509-7877-9922</b> |
|---------------------------------------|---------------------------|--------------------------------------------------------------------------------------------|

**Property type**  
Top-floor flat

**Total floor area**  
53 square metres

**Rules on letting this property**

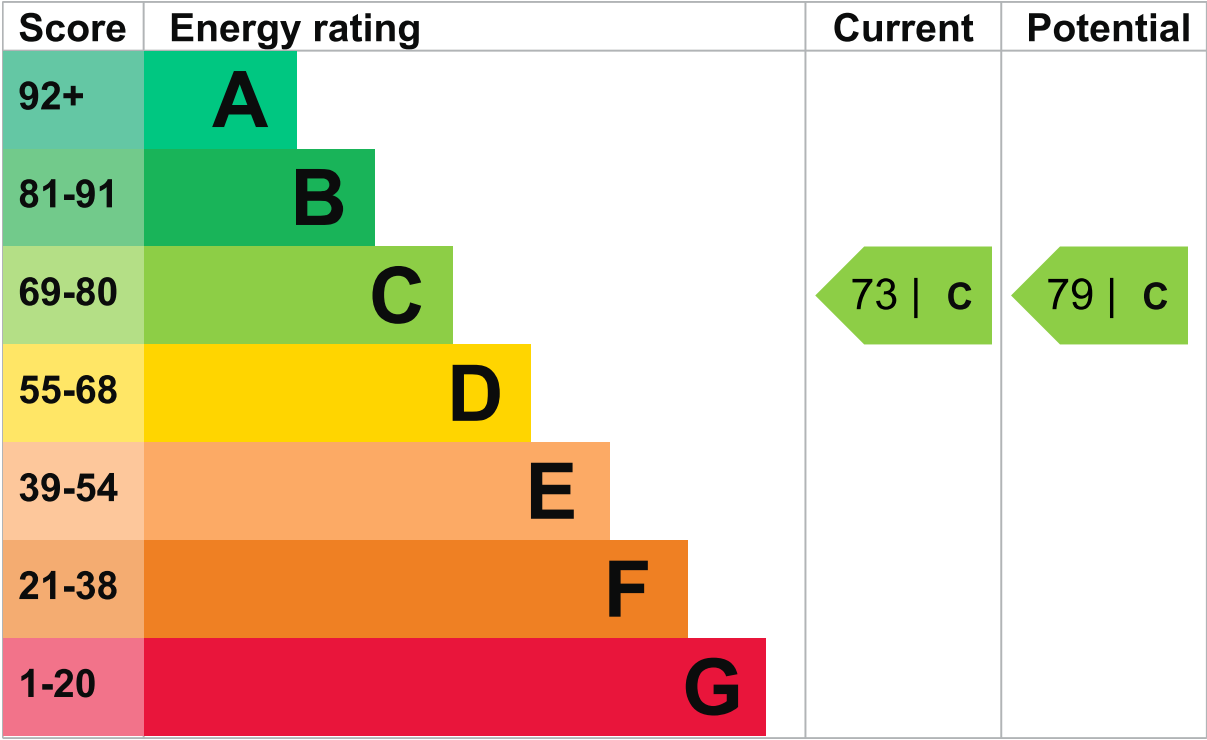
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property**

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

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



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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  |
|---------|---------------------------------------------|---------|
| Wall    | Timber frame, as built, insulated (assumed) | Good    |
| Wall    | Cavity wall, as built, insulated (assumed)  | Good    |
| Roof    | Pitched, 100 mm loft insulation             | Average |

| Feature              | Description                                 | Rating    |
|----------------------|---------------------------------------------|-----------|
| Window               | Fully double glazed                         | Good      |
| Main heating         | Electric storage heaters                    | Average   |
| Main heating control | Manual charge control                       | Poor      |
| Hot water            | Electric immersion, off-peak                | Average   |
| Lighting             | Low energy lighting in 83% of fixed outlets | Very good |
| Floor                | (another dwelling below)                    | N/A       |
| Secondary heating    | Portable electric heaters (assumed)         | N/A       |

## Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

### Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

### An average household produces

6 tonnes of CO2

### This property produces

2.8 tonnes of CO2

### This property's potential production

2.2 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (73) to C (79).

Potential energy  
rating

C

► [Do I need to follow these steps in order?](#)

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

Typical installation cost

£100 - £350

Typical yearly saving

£67

Potential rating after completing step 1

76 | C

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### Step 2: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£54

Potential rating after completing steps 1 and 2

79 | C

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## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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**

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**Potential saving if you complete every step in order**£121

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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   | 3247 kWh per year     |

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|               |                   |
|---------------|-------------------|
| Water heating | 1753 kWh per year |
|---------------|-------------------|

**Potential energy savings by installing insulation**

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
| Loft insulation    | 712 kWh per year       |

**Saving energy in this property**

[Find ways to save energy in your home.](#)

**Contacting the assessor and accreditation scheme**

This EPC was created by a qualified 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**

David Butler

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**Telephone**

07837 208939

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**Email**

[clivebutler08@gmail.com](mailto:clivebutler08@gmail.com)

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**Accreditation scheme contact details**

## Accreditation scheme

Stroma Certification Ltd

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## Assessor ID

STRO026931

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## Telephone

0330 124 9660

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## Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

23 October 2018

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### Date of certificate

23 October 2018

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### Type of assessment

► [RdSAP](#)

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

### Certificate number

[2638-1059-6206-4288-7070 \(/energy-certificate/2638-1059-6206-4288-7070\)](/energy-certificate/2638-1059-6206-4288-7070)

### Expired on

26 June 2018

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