

Energy performance certificate (EPC)

Brambles
Trelantis Estate
St. Merryn
PADSTOW
PL28 8NU

Energy rating

F

Valid until: **7 October 2033**

Certificate number: **0263-3930-9200-3897-8204**

Property type

Detached bungalow

Total floor area

92 square metres

Rules on letting this property

You may not be able to let 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	26 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 406 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Two main heating systems and heating system upgrade is recommended
As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.
- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£4,367 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 £1,940 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 10,501 kWh per year for heating
- 2,188 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	6.5 tonnes of CO ₂
This property's potential production	3.3 tonnes of CO ₂

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£619
2. Floor insulation (suspended floor)	£800 - £1,200	£533
3. High heat retention storage heaters	£1,600 - £2,400	£659

4. Solar water heating	£4,000 - £6,000	£74
5. High performance external doors	£1,000	£57
6. Solar photovoltaic panels	£3,500 - £5,500	£811

Help 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.

More ways to save energy

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

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	Timothy Cowling
Telephone	01209612187
Email	cornwallenergyassessors@gmx.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/021145
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 October 2023
Date of certificate	8 October 2023
Type of assessment	RdSAP
