

Energy performance certificate (EPC)

! This certificate has expired.

Peny-Craig Cadgwith Ruan Minor HELSTON TR12 7JZ	Energy rating E	This certificate expired on: 22 May 2023
		Certificate number: 8109-1991-2229-1127-1873

Property type	Semi-detached house
Total floor area	141 square metres

Rules on letting this property

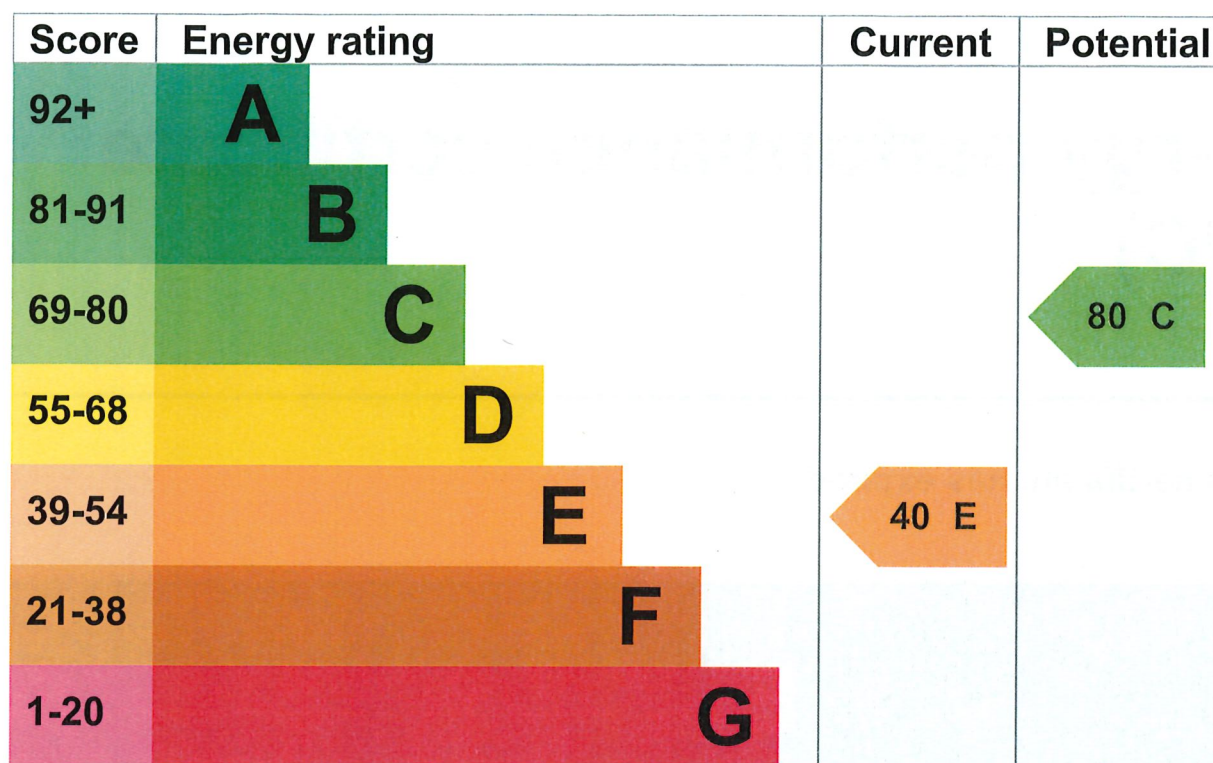
Properties can be let if they have an energy rating from A to E.

You can read [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 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated at rafters	Average
Roof	Roof room(s), ceiling insulated	Very poor
Window	Partial double glazing	Average

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 19% of fixed outlets	Poor
Floor	Suspended, insulated	N/A
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 282 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

How this affects your energy bills

An average household would need to spend **£2,075 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 £1,075 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 21,994 kWh per year for heating
- 2,317 kWh per year for hot water

Impact on the environment

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

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
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This property produces	9.8 tonnes of CO2
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This property's potential production	3.4 tonnes of CO2
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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: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £399

Potential rating after completing step 1

53 E

Step 2: Internal wall insulation

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

Typical yearly saving £174

Potential rating after completing steps 1 and 2

59 D

Step 3: Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £72

Potential rating after completing steps 1 to 3

61 D

Step 4: Low energy lighting

Typical installation cost £65

Typical yearly saving £42

Potential rating after completing steps 1 to 4

63 D

Step 5: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£34
Potential rating after completing steps 1 to 5	65 D

Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£118
Potential rating after completing steps 1 to 6	69 C

Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£50
Potential rating after completing steps 1 to 7	70 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£254
Potential rating after completing steps 1 to 8	77 C

Step 9: Wind turbine

Typical installation cost	£1,500 - £4,000
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Typical yearly saving

£83

Potential rating after completing
steps 1 to 9

80 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: [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.

Assessor's name

Paul Middleton

Telephone

07714 625772

Email

paul@hawkton.co.uk

Contacting the accreditation scheme

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

Accreditation scheme

BRE

Assessor's ID

BREC100072

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 August 2013
Date of certificate	23 May 2013
Type of assessment	► RdSAP

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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