Energy performance certificate (EPC)

Trehunsey Vean Old Church Road Mawnan Smith FALMOUTH TR11 5HY	Energy rating **D**	Valid until:	**12 October 2036**
		Certificate number:	**0330-2480-1610-2376-6725**

roperty type	Detached house
otal floor area	396 square metres

Rules on letting this property

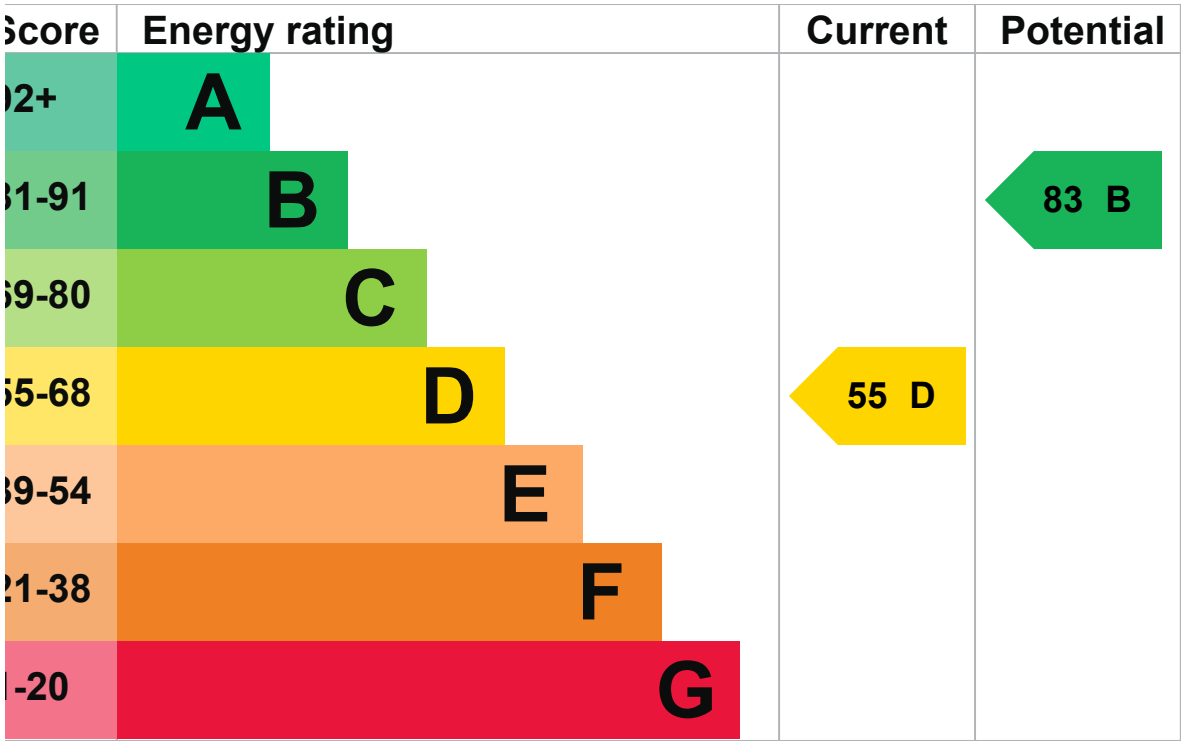
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Granite or whin, as built, no insulation (assumed)	Very poor
all	Cavity wall, as built, no insulation (assumed)	Poor
oof	Pitched, 200 mm loft insulation	Good
oof	Flat, limited insulation	Very poor
ndow	Partial double glazing	Poor

ature	Description	Rating
ain heating	Boiler and radiators, oil	Average
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system, no cylinder thermostat	Poor
ghting	Good lighting efficiency	Good
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	None	N/A

ow and zero carbon energy sources

w and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as tting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

rimary energy use

e primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
  The assessment does not include any feed-in tariffs that may be applicable to this property.
- Stone walls present, not insulated

mart meters

is property had **no smart meters** when it was assessed.

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

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

low this affects your energy bills

average household would need to spend **£4,784 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £1,867 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 45,428 kWh per year for heating
- 5,148 kWh per year for hot water

mpact on the environment

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

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	18.0 tonnes of CO
his property's potential production	9.9 tonnes of CO

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

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen nounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Flat roof or sloping ceiling insulation

ypical installation cost	£900 - £1,20
ypical yearly saving	£24
otential rating after completing step 1	58 D

tep 2: Internal wall insulation

ypical installation cost	£7,500 - £11,00
ypical yearly saving	£81
otential rating after completing steps and 2	68 D

tep 3: Floor insulation (solid floor)

ypical installation cost	£5,000 - £10,00
ypical yearly saving	£13
otential rating after completing steps to 3	69 C

tep 4: Hot water cylinder insulation

crease hot water cylinder insulation

ypical installation cost	£20 - £4
ypical yearly saving	£6

otential rating after completing steps to 4	**70 C**

tep 5: Draught proofing

/pical installation cost	£150 - £25
/pical yearly saving	£7
otential rating after completing steps to 5	**70 C**

tep 6: Hot water cylinder thermostat

/pical installation cost	£130 - £18
/pical yearly saving	£22
otential rating after completing steps to 6	**73 C**

tep 7: Replace boiler with new condensing boiler

/pical installation cost	£2,200 - £3,50
/pical yearly saving	£18
otential rating after completing steps to 7	**75 C**

tep 8: Double glazed windows

:place single glazed windows with low-E double glazed windows

/pical installation cost	£4,500 - £6,00
/pical yearly saving	£13
otential rating after completing steps to 8	**76 C**

tep 9: Wind turbine

ypical installation cost	£5,000 - £20,0(
ypical yearly saving	£8(
otential rating after completing steps to 9	83 B

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u 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

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Robin Tidman
elephone	07863 353224
mail	robintidman@gmail.com

ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/021111

elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	30 September 2026
ate of certificate	13 October 2026
ype of assessment	▶ RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

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