

Energy performance certificate (EPC)

2 Porthilly Cottages
Rock
WADEBRIDGE
PL27 6JX

Energy rating

E

Valid until:

1 December 2032

Certificate number: 0195-3922-9202-5672-4200

Property type

Mid-terrace house

Total floor area

67 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.](#)

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

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

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 |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, no insulation | Very poor |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Controls for high heat retention storage heaters | Good |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 504 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
- 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 **£1,285 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 £739 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 8,833 kWh per year for heating
- 1,906 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.

This property produces 5.7 tonnes of CO₂

This property's potential production 1.3 tonnes of CO₂

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

Carbon emissions

An average household produces 6 tonnes of CO₂

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. Increase loft insulation to 270 mm | £100 - £350 | £196 |
| 2. Flat roof or sloping ceiling insulation | £850 - £1,500 | £38 |
| 3. Cavity wall insulation | £500 - £1,500 | £39 |
| 4. Internal or external wall insulation | £4,000 - £14,000 | £242 |
| 5. Floor insulation (solid floor) | £4,000 - £6,000 | £66 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Solar water heating | £4,000 - £6,000 | £88 |
| 7. Replacement glazing units | £1,000 - £1,400 | £70 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £413 |

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 | Thomas Marshall |
| Telephone | 07970 135108 |
| Email | info@epccornwall.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/003519 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 1 December 2022 |
| Date of certificate | 2 December 2022 |
| Type of assessment | RdSAP |
