

Energy performance certificate (EPC)

Sparry Farm Sparry Bottom Carharrack REDRUTH TR16 5SH	Energy rating E	Valid until: 3 November 2032	Certificate number: 0043-3921-1209-1682-7204
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Property type
Detached house

Total floor area
157 square metres

Rules on letting this property

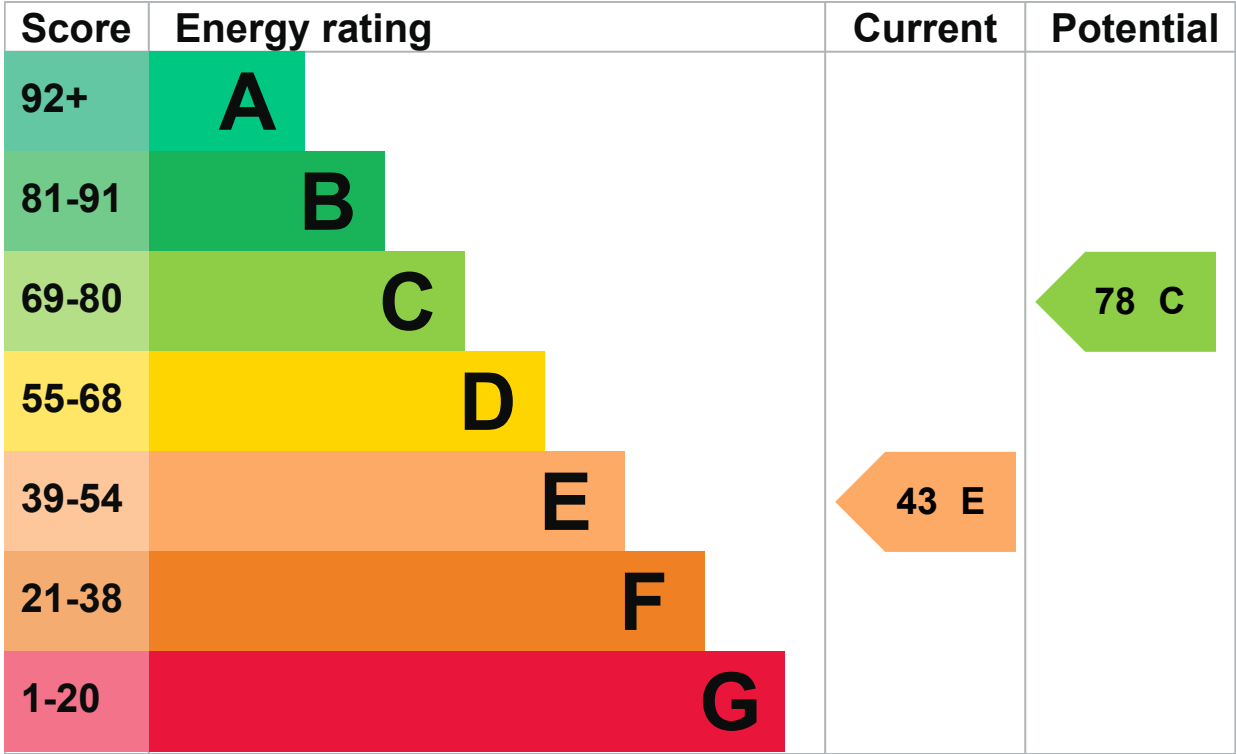
Properties can be let if they have an energy rating from A to E.

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 current 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Average
Lighting	Low energy lighting in 68% of fixed outlets	Good
Floor	Solid, 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 229 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

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 **£1,564 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 £719 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:

- 24,091 kWh per year for heating
- 2,850 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 C.

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 CO₂

This property produces

9.3 tonnes of CO2

This property's potential production

3.7 tonnes of CO2

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

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£68

Potential rating after completing step 1

46 E

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£121

Potential rating after completing steps 1 and 2

51 E

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£370

Potential rating after completing steps 1 to 3

65 D

Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£82

Potential rating after completing steps 1 to 4

68 D

Step 5: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£34

Potential rating after completing steps 1 to 5

69 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£46

Potential rating after completing steps 1 to 6

71 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£424

Potential rating after completing steps 1 to 7

78 C

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.](#)

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

Emailenquiries@elmhurstenergy.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

4 November 2022

Date of certificate

4 November 2022

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

There are no related certificates for this property.