Energy performance certificate (EPC)

1 Small Side HAYLE TR27 4FD	Energy rating **C**	Valid until:	**25 October 2036**
		Certificate number:	**2161-3967-2200-5086-7204**

roperty type	Top-floor maisonette
otal floor area	54 square metres

Rules on letting this property

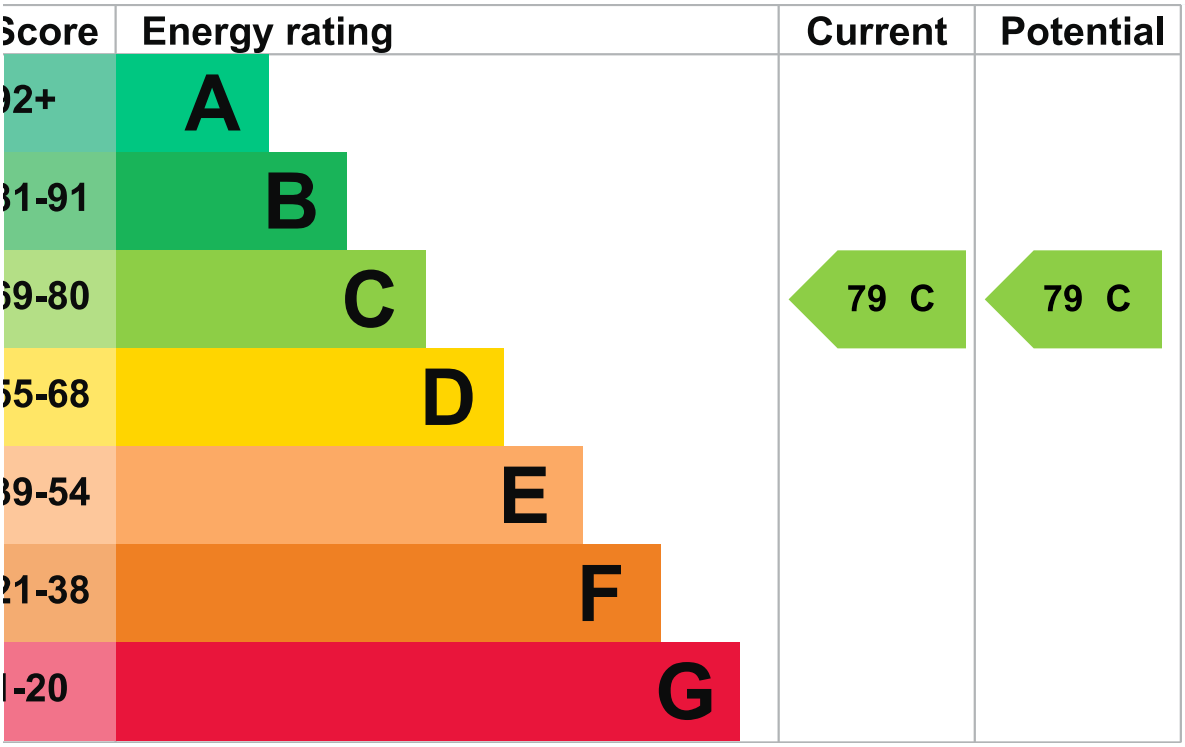
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 400+ mm loft insulation	Very good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good

ature	Description	Rating
ɔt water	From main system	Good
ghting	Good lighting efficiency	Good
ɔor	To unheated space, insulated (assumed)	N/A
· tightness	(not tested)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 112 kilowatt hours per square metre (kWh/m2).

About primary energy use

mart meters

is property had **a smart meter for electricity** 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

low this affects your energy bills

average household would need to spend **£505 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £0 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:

- 2,307 kWh per year for heating
- 2,039 kWh per year for hot water

mpact on the environment

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

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	1.1 tonnes of CO
his property's potential production	1.1 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
ounts of energy.

teps you could take to save energy

e assessor did not make any recommendations for this property.

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:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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	Alex Collier
elephone	01189770690
mail	epc@nichecom.co.uk

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/024057
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	26 October 2026
ate of certificate	26 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 ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	8646-7232-4309-5932-6926 (/energy-certificate/8646-7232-4309-5932-6926)
alid until	21 December 2026

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