

Energy performance certificate (EPC) recommendation report

Celtic Legend
Fore Street
Tintagel
PL34 0DA

Report number
9787-4073-0466-0500-7795

Valid until
13 July 2026

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some loft spaces are poorly insulated - install/improve insulation.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
At the time of the survey, the Fuji RYT-257/ROW-24A air conditioning unit appeared to be redundant and capped off but has been included in this survey as it was present and as per EPC conventions. Consider removing the air conditioning unit and update EPC accordingly.	Low
At the time of the survey, it was not possible to establish the heating efficiency of the Ideal Mexico Super 2 CF75P LPG fired boiler as this model is not contained within the PCDB database. Consider establishing the heating efficiency of this boiler and update EPC accordingly.	Low

Property and report details

Report issued on	14 July 2016
Total useful floor area	98 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Matthew Morris
Telephone	07738739216
Email	epc@eastrose.co.uk
Employer's name	EAST ROSE ENERGY ASSESSMENTS LTD
Employer's address	EAST ROSE, St Breward, Bodmin, Cornwall, PL30 4NL
Assessor ID	EES/009021
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
