

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| The Farm House<br>Lower Boscarne<br>Nanstallon<br>Bodmin<br>PL30 5LG | Energy rating<br><b>G</b> | Valid until: <b>12 April 2033</b><br>Certificate number: <b>0167-3005-8204-1157-4200</b> |
|--|---------------------------|--|

## Property type

Detached house

## Total floor area

228 square metres

## Rules on letting this property



## You may not be able to let this property

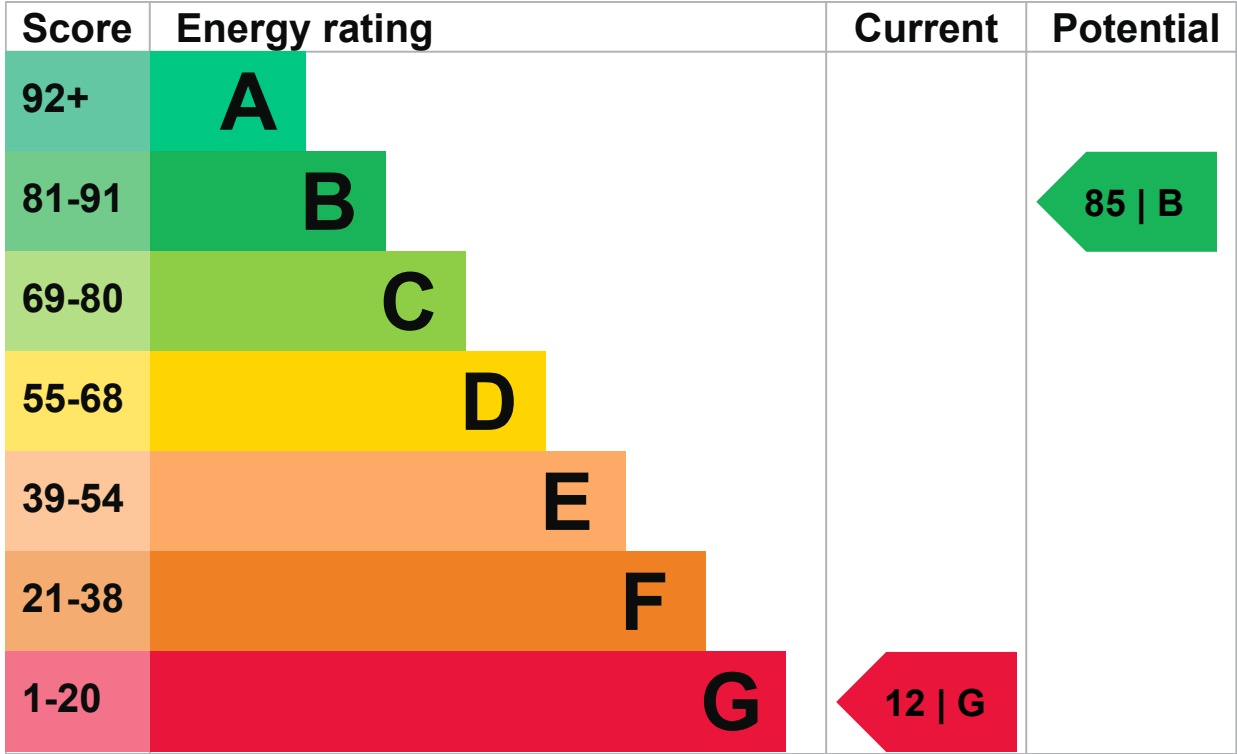
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

| 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, 270 mm loft insulation                         | Good      |

| Feature              | Description                                 | Rating    |
|----------------------|---|-----------|
| Roof                 | Flat, no insulation (assumed)               | Very poor |
| Window               | Single glazed                               | Very poor |
| Main heating         | Boiler and radiators, oil                   | Poor      |
| Main heating control | TRVs and bypass                             | Average   |
| Hot water            | From main system, no cylinder thermostat    | Very poor |
| Lighting             | Low energy lighting in 40% of fixed outlets | Average   |
| 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 407 kilowatt hours per square metre (kWh/m2).

► [What is 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

### Environmental impact of this property

This property’s current environmental impact rating is G. 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.

### An average household produces

6 tonnes of CO2

### This property produces

24.0 tonnes of CO2

### This property’s potential production

4.2 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

**Improve this property's energy rating**

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

## Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£535

Potential rating after completing step 1

16 | G

## Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£152

Potential rating after completing steps 1 and 2

17 | G

## Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£2,137

Potential rating after completing steps 1 to 3

37 | F

## Step 4: Floor insulation (solid floor)

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£297

### Potential rating after completing steps 1 to 4

40 | E

## Step 5: Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£275

### Potential rating after completing steps 1 to 5

43 | E

## Step 6: Low energy lighting

### Typical installation cost

£60

### Typical yearly saving

£123

### Potential rating after completing steps 1 to 6

43 | E

## Step 7: Condensing boiler (separate from the range cooker)

### Typical installation cost

£2,200 - £3,000

## Typical yearly saving

£1,450

## Potential rating after completing steps 1 to 7

63 | D

## Step 8: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£92

## Potential rating after completing steps 1 to 8

65 | D

## Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£347

## Potential rating after completing steps 1 to 9

70 | C

## Step 10: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£732

## Potential rating after completing steps 1 to 10

**75 | C**

### Step 11: Wind turbine

#### Typical installation cost

£15,000 - £25,000

#### Typical yearly saving

£1,403

## Potential rating after completing steps 1 to 11

**85 | B**

## 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.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

#### Estimated yearly energy cost for this property

£7881

#### Potential saving if you complete every step in order

£5408

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating   | 38869 kWh per year    |
| Water heating   | 3521 kWh per year     |

## Potential energy savings by installing insulation

**Type of insulation****Amount of energy saved****Cavity wall insulation**

869 kWh per year

**Solid wall insulation**

11915 kWh per year

## Saving energy in this property

[Find ways to save energy in your home.](#)

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

**Assessor's name**

Andrew Daniell

**Telephone**

01637 621728

**Email**[info@pbpproperty.com](mailto:info@pbpproperty.com)

## Accreditation scheme contact details

**Accreditation scheme**

Elmhurst Energy Systems Ltd

**Assessor ID**

EES/005411

**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)



# Assessment details

## Assessor's declaration

No related party

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## Date of assessment

6 April 2023

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## Date of certificate

13 April 2023

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## Type of assessment

► [RdSAP](#)

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## 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](mailto: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.