

Energy performance certificate (EPC)

BODMIN LODGE ROAD FROM WEST OF BODMIN LODGE TO CARNSEWS LOSTWITHIEL PL22 0LJ	Energy rating	Valid until: 23 March 2031
	E	Certificate number: 0300-2422-4070-2729-2311

Property type	Detached house
Total floor area	84 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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, with internal insulation	Good
Wall	Cavity wall, with internal insulation	Good
Wall	Timber frame, with additional insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 414 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,664 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 £1,205 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 8,909 kWh per year for heating
- 2,049 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces	5.9 tonnes of CO2
This property's potential production	0.7 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: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £46

Potential rating after completing step 1 **40 E**

Step 2: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £454

Potential rating after completing steps 1 and 2 **56 D**

Step 3: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £62

Potential rating after completing steps 1 to 3 **58 D**

Step 4: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £88

Potential rating after completing steps 1 to 4 **62 D**

Step 5: Gas condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £493

Potential rating after completing steps 1 to 5 **77 C**

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £41

Potential rating after completing steps 1 to 6

78 C

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £21

Potential rating after completing steps 1 to 7

79 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £381

Potential rating after completing steps 1 to 8

90 B

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	Michael Young
Telephone	07900888382
Email	michaelyoung0892@gmail.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/022277
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 March 2021
Date of certificate	24 March 2021
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).

Certificate number	4839-4722-0000-0225-3296 (/energy-certificate/4839-4722-0000-0225-3296)
Valid until	14 February 2031

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