Energy performance certificate (EPC)

6 Bospolvan Road Higher Bospolvans ST. COLUMB TR9 6SG	Energy rating **F**	Valid until:	**6 October 2035**
		Certificate number:	**2859-6639-2116-8617-1583**

Property type

Semi-detached house

Total floor area

85 square metres

Rules on letting this property

You may not be able to let this property

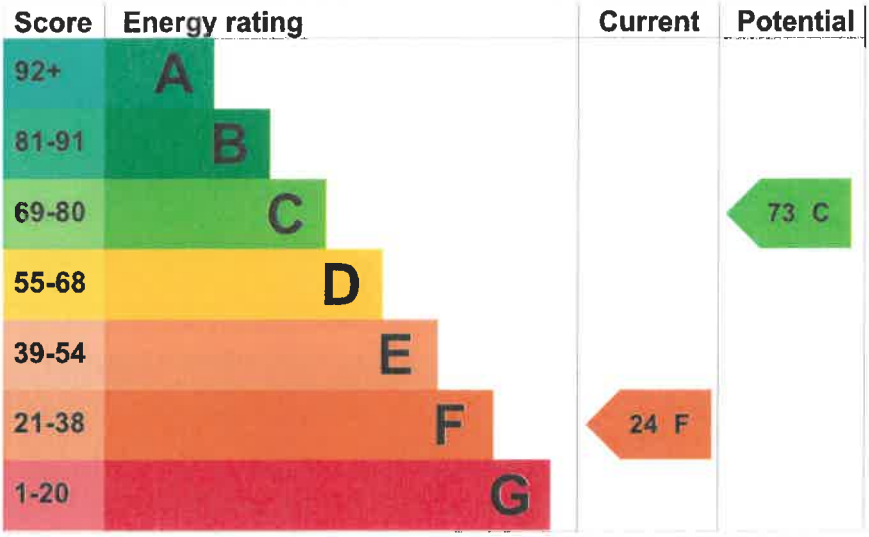
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. 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	Cavity wall, filled cavity	Good
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Room heaters, electric	Very poor

Feature	Description	Rating
Main heating	Room heaters, wood logs	Poor
Main heating control	Programmer and appliance thermostats	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Two main heating systems and heating system upgrade is recommended
  As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.
- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£3,472 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 £1,597 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 11,099 kWh per year for heating
- 2,173 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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

1.8 tonnes of CO2

This property's potential production

1.0 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

£900 - £1,500

Typical yearly saving

£192

Potential rating after completing step 1

28 F

Step 2: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£274

Potential rating after completing steps 1 and 2

32 F

Step 3: Floor insulation (suspended floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£310

Potential rating after completing steps 1 to 3

38 F

Step 4: Floor insulation (solid floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£51

Potential rating after completing steps 1 to 4

39 E

Step 5: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost

£2,000 - £4,000

Typical yearly saving

£710

Potential rating after completing steps 1 to 5

61 D

Step 6: High performance external doors

Typical installation cost

£2,700 - £3,600

Typical yearly saving

£60

Potential rating after completing steps 1 to 6

62 D

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£357

Potential rating after completing steps 1 to 7

73 C

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Warm Homes Local Grant (WHLG)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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

Wayne Lewis

Telephone

07966517929

Email

wayne-lewis@live.co.uk

Contacting the accreditation scheme

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

Accreditation scheme

ECMK

Assessor's ID
ECMK303045

Telephone
0333 123 1418

Email
info@ecmk.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
6 October 2025

Date of certificate
7 October 2025

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

There are no related certificates for this property.

OGL

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