

# Energy performance certificate (EPC)

6, Tynybedw Street  
TREORCHY  
CF42 6PY

Energy rating

**F**

Valid until: **28 March 2029**

Certificate number: **8081-7627-6600-4348-5922**

## Property type

Mid-terrace house

## Total floor area

79 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 F. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 659 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

9.2 tonnes of CO<sub>2</sub>

### This property's potential production

3.4 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 5.8 tonnes per year. 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 performance**

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (37) to C (78).

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

**Step 1: Cavity wall insulation**

**Typical installation cost**

£500 - £1,500

**Typical yearly saving**

£60

**Potential rating after completing step 1**

39 | E

**Step 2: Internal or external wall insulation**

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£36

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

40 | E

**Step 3: Floor insulation (solid floor)**

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£32

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

41 | E

## Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

### Typical installation cost

£15 - £30

### Typical yearly saving

£198

### Potential rating after completing steps 1 to 4

49 | E

## Step 5: Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£35

### Potential rating after completing steps 1 to 5

50 | E

## Step 6: Low energy lighting

### Typical installation cost

£35

### Typical yearly saving

£38

### Potential rating after completing steps 1 to 6

51 | E

## Step 7: Hot water cylinder thermostat

### Typical installation cost

£200 - £400

### Typical yearly saving

£110

### Potential rating after completing steps 1 to 7

55 | D

## Step 8: Replace boiler with new condensing boiler

### Typical installation cost

£2,200 - £3,000

### Typical yearly saving

£298

### Potential rating after completing steps 1 to 8

65 | D

## Step 9: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£38

### Potential rating after completing steps 1 to 9

66 | D

## Step 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

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## Typical yearly saving

£37

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## Potential rating after completing steps 1 to 10

68 | D

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## Step 11: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£5,000 - £8,000

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## Typical yearly saving

£304

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## Potential rating after completing steps 1 to 11

78 | C

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## 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

£1805

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## Potential saving if you complete every step in order

£883

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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** 16457 kWh per year**Water heating** 7296 kWh per year**Potential energy savings by installing insulation****Type of insulation** **Amount of energy saved****Loft insulation** 4124 kWh per year**Cavity wall insulation** 958 kWh per year**Solid wall insulation** 596 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**

Huw Jones

**Telephone**

01443773054

**Email**[huwjones@lanyons.co.uk](mailto:huwjones@lanyons.co.uk)**Accreditation scheme contact details****Accreditation scheme**

Sterling Accreditation Ltd

**Assessor ID**

STER400107



## Telephone

0161 727 4303

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## Email

[info@sterlingaccreditation.com](mailto:info@sterlingaccreditation.com)

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## Assessment details

### Assessor's declaration

Owner or Director of the organisation dealing with the property transaction

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### Date of assessment

28 March 2019

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### Date of certificate

29 March 2019

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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.