Energy performance certificate (EPC)

10 Heather Way PORTH CF39 9TL	Energy rating	Valid until:	22 February 2032
		Certificate number:	5316-1042-4102-0702-0006

Property type

Semi-detached house

Total floor area

83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

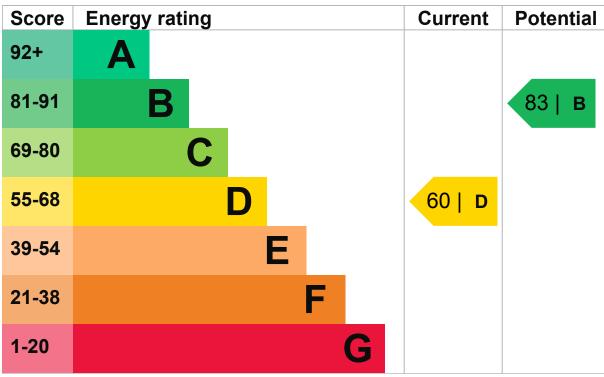
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good

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Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
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 298 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

This property produces

4.4 tonnes of CO2

6 tonnes of CO2

This property's potential production

1.7 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.7 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.

Potential energy

rating

 $f_{500} = f_{1500}$

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 D (60) to B (83).

Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

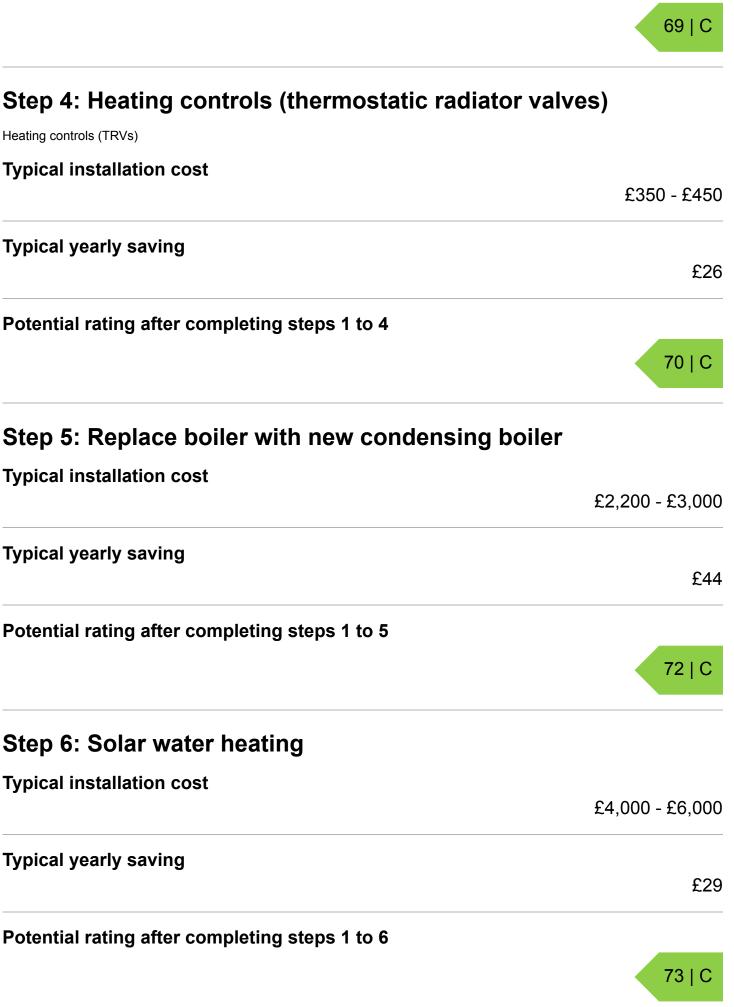
	£500 - £1,500
Typical yearly saving	
	£136
Potential rating after completing step 1	
	66 D
Step 2: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£41
Potential rating after completing steps 1 and 2	

Step 3: Low energy lighting

Typical installation cost	
	£35
Typical yearly saving	
	£46

67 | [

Potential rating after completing steps 1 to 3



Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

£356

83 | B

Typical yearly saving

Potential rating after completing steps 1 to 7

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme</u>). 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

£931

£322

Potential saving if you complete every step in order

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	11328 kWh per year
Water heating	2136 kWh per year
Potential energy savings by installing	ng insulation
Type of insulation	Amount of energy saved
Loft insulation	432 kWh per year

Cavity wall insulation

2719 kWh per year

Saving energy in this property

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 Thomas Stacey

Telephone

01443442840

Email

staceysurveys@aol.com

Accreditation scheme contact details

Accreditation scheme Quidos Limited

Assessor ID

QUID207361

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

Date of certificate

23 February 2022

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.