Energy performance certificate (EPC)

10, Woodland Terrace Maesycoed	Energy rating	Valid until: 1 December 2026	
PONTYPRIDD CF37 1EA	E	Certificate number:	9442-2881-7094-9826-1081
Property type Mid-terrace house			

Total floor area

102 square metres

Rules on letting this property

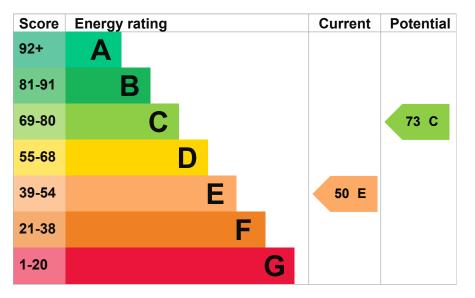
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's current energy rating is E. 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.

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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, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- · Dwelling has access issues for cavity wall insulation
- · Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,487 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 £432 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2016 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:

- 21,576 kWh per year for heating
- 2,245 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

This property produces

This property's potential production

3.7 tonnes of CO2

6.8 tonnes of CO2

6 tonnes of CO2

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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.

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Do I need to follow these steps in order?

Step 1: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	
	£36
Potential rating after completing step 1	
	51 E
Step 2: Internal or external wall insulation	
Typical installation cost	
	£4,000 - £14,000
Typical yearly saving	
	£135
Potential rating after completing steps 1 and 2	
	56 D
Step 3: Low energy lighting	
Typical installation cost	
	£40
Typical yearly saving	
	£54
Potential rating after completing steps 1 to 3	
	58 D
Step 4: Heating controls (room thermostat and TRVs)	
Typical installation cost	
	£350 - £450
Typical yearly saving	£168
Potential rating after completing steps 1 to 4	
	63 D
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Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000
£38
64 D
£5,000 - £8,000
£286
73 C

You might be able to get a grant from the 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 Gareth James

Telephone 07962715308

Email

admin@abernantproperties.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO017706

Telephone

0330 124 9660

Email

About this assessment

Assessor's declaration

No related party

Date of assessment

29 November 2016

Date of certificate

2 December 2016

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.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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