Energy performance certificate (EPC)

155 High Street Tonyrefail PORTH CF39 8PL	Energy rating **E**	Valid until: **29 May 2033** Certificate number: **2235-3027-7205-0787-1200**

Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

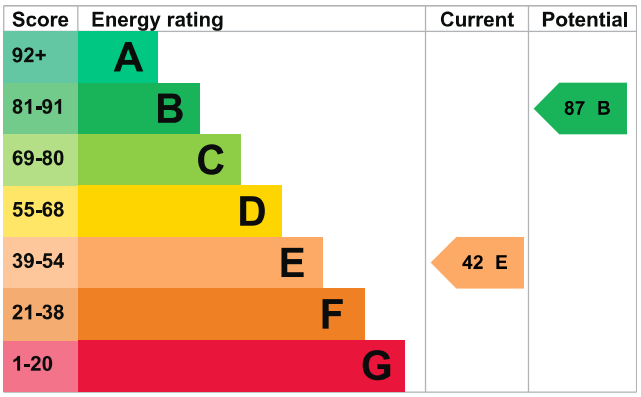
Properties can be let if they have an energy rating from A to E.

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 B.

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 22% of fixed outlets	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 469 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£3,067 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 £1,968 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,112 kWh per year for heating
- 3,459 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 487 kWh per year from loft insulation
- 4,510 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property's current 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2
This property produces	6.3 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£77
2. Internal or external wall insulation	£4,000 - £14,000	£714
3. Floor insulation (solid floor)	£4,000 - £6,000	£116
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£36
5. Low energy lighting	£35	£78
6. Hot water cylinder thermostat	£200 - £400	£60
7. Heating controls (room thermostat and TRVs)	£350 - £450	£301
8. Condensing boiler	£2,200 - £3,000	£399
9. Solar water heating	£4,000 - £6,000	£100
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£87
11. Solar photovoltaic panels	£3,500 - £5,500	£686

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). This will help you buy a more efficient, low carbon heating system for this property.

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	Wesley Drew
Telephone	07814 863 929
Email	wesleydrew@greenhousecardiff.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001899
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 May 2023
Date of certificate	30 May 2023
Type of assessment	RdSAP