Energy performance certificate (EPC)

Lock Cottage Bettws NEWPORT NP20 7AE	Energy rating **F**	Valid until:	**31 January 2032**
		Certificate number:	**2682-3013-2209-4342-0204**

Property type

Detached house

Total floor area

55 square metres

Rules on letting this property

You may not be able to let this property

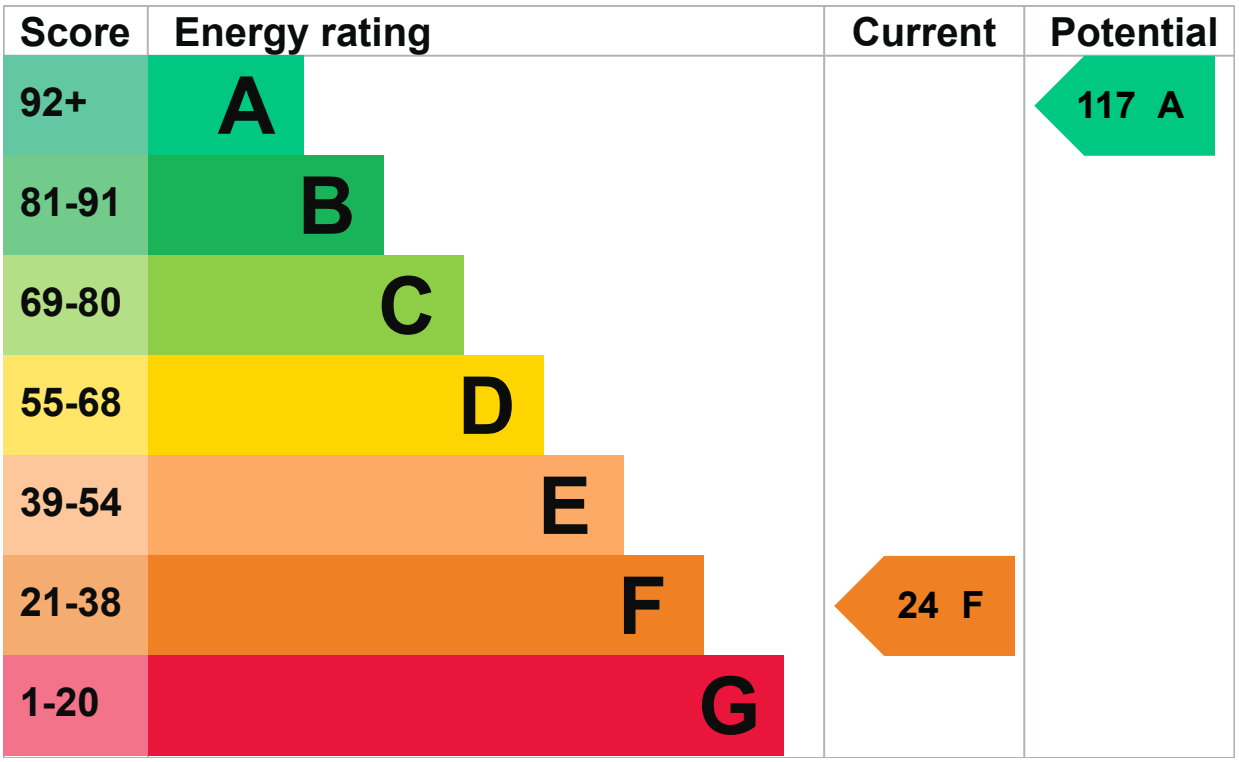
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be A.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good

Feature	Description	Rating
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 1038 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

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 **£2,006 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 £1,405 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 16,533 kWh per year for heating
- 1,666 kWh per year for hot water

Impact on the environment

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

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

6 tonnes of CO2

This property produces

9.7 tonnes of CO2

This property's potential production

-0.1 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£176

Potential rating after completing step 1

29 F

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£205

Potential rating after completing steps 1 and 2

35 F

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£682

Potential rating after completing steps 1 to 3

61 D

Step 4: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£33

Potential rating after completing steps 1 to 4

62 D

Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£82

Potential rating after completing steps 1 to 5

65 D

Step 6: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£26

Potential rating after completing steps 1 to 6

66 D

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£80

Potential rating after completing steps 1 to 7

69 C

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£121

Potential rating after completing steps 1 to 8

74 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£388

Potential rating after completing steps 1 to 9

88 B

Step 10: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£742

Potential rating after completing steps 1 to 10

117 A

Help 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.

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
Heidi Wangemann

Telephone
07525152144

Email
hwenergy@outlook.com

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/024207

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor’s declaration

No related party

Date of assessment

28 January 2022

Date of certificate

1 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 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.