

Energy performance certificate (EPC)

Flat 7 120 Ynishir Road PORTH CF39 0EW	Energy rating E	Valid until: 1 March 2027
		Certificate number: 0722-2809-7171-9803-6825

Property type

Top-floor flat

Total floor area

65 square metres

Rules on letting this property

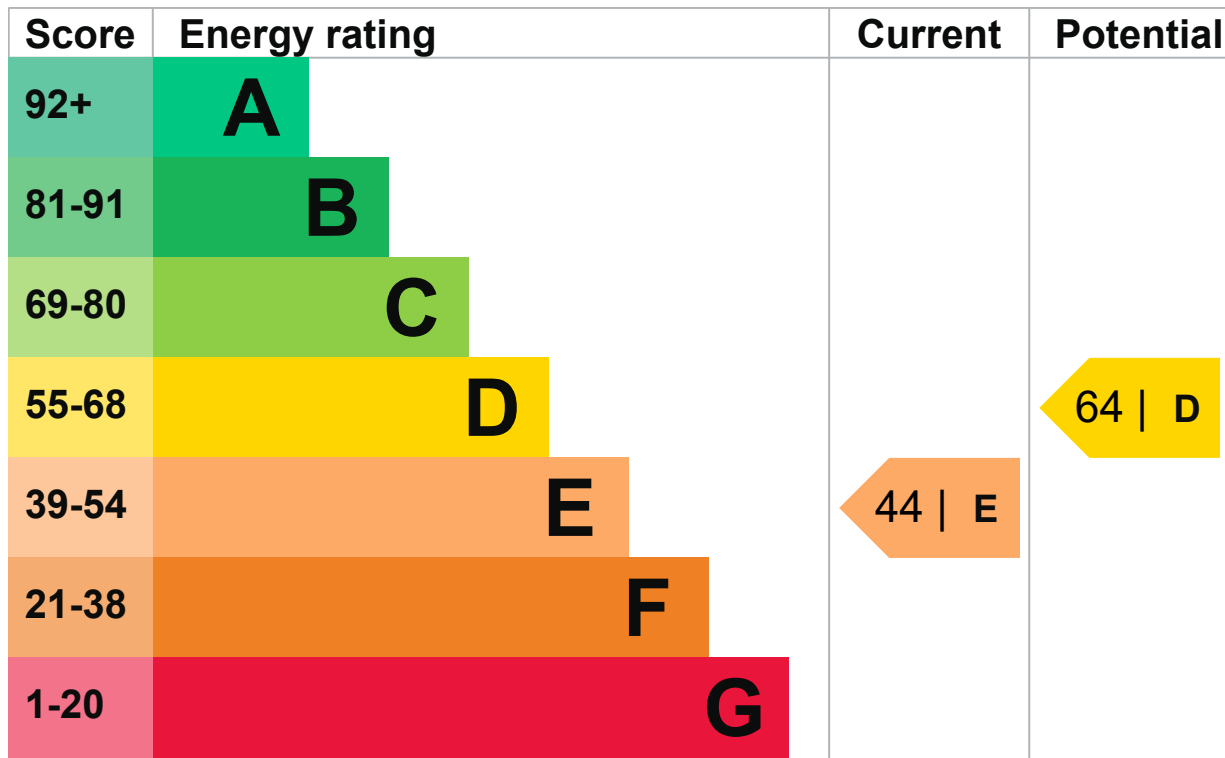
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be D.

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



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, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 494 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

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

6 tonnes of CO₂

This property produces

5.4 tonnes of CO₂

This property's potential production

3.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.7 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.

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 E (44) to D (64).

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



Step 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£134

Potential rating after completing step 1

50 | E

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£144

Potential rating after completing steps 1 and 2

56 | D

Step 3: Low energy lighting

Low energy lighting

Typical installation cost

£10

Typical yearly saving

£15

Potential rating after completing steps 1 to 3

57 | D

Step 4: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£161

Potential rating after completing steps 1 to 4

64 | D

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1243

Potential saving

£455

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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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
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Space heating	6693 kWh per year
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Water heating	3371 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	2077 kWh per year
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Cavity wall insulation	1580 kWh per year
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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

Accreditation scheme contact details

Accreditation scheme

Sterling Accreditation Ltd

Assessor ID

STER400107

Telephone

0161 727 4303

Emailinfo@sterlingaccreditation.com

Assessment details**Assessor's declaration**No related party

Date of assessment1 March 2017

Date of certificate2 March 2017

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).

Certificate number[8175-7828-2110-2061-8906 \(/energy-certificate/8175-7828-2110-2061-8906\)](/energy-certificate/8175-7828-2110-2061-8906)**Valid until**12 August 2025

Certificate number[0722-2805-7141-9805-3835 \(/energy-certificate/0722-2805-7141-9805-3835\)](/energy-certificate/0722-2805-7141-9805-3835)**Valid until**5 April 2025

Certificate number[0722-2807-7171-9894-3801 \(/energy-certificate/0722-2807-7171-9894-3801\)](/energy-certificate/0722-2807-7171-9894-3801)**Valid until**13 March 2024
