

Energy performance certificate (EPC)

FLAT 4 122 YNYSHIR ROAD YNYSHIR PORTH CF39 0EW	Energy rating E	Valid until: 2 March 2031
		Certificate number: 2244-2000-3202-3989-1204

Property type

Top-floor flat

Total floor area

47 square metres

Rules on letting this property

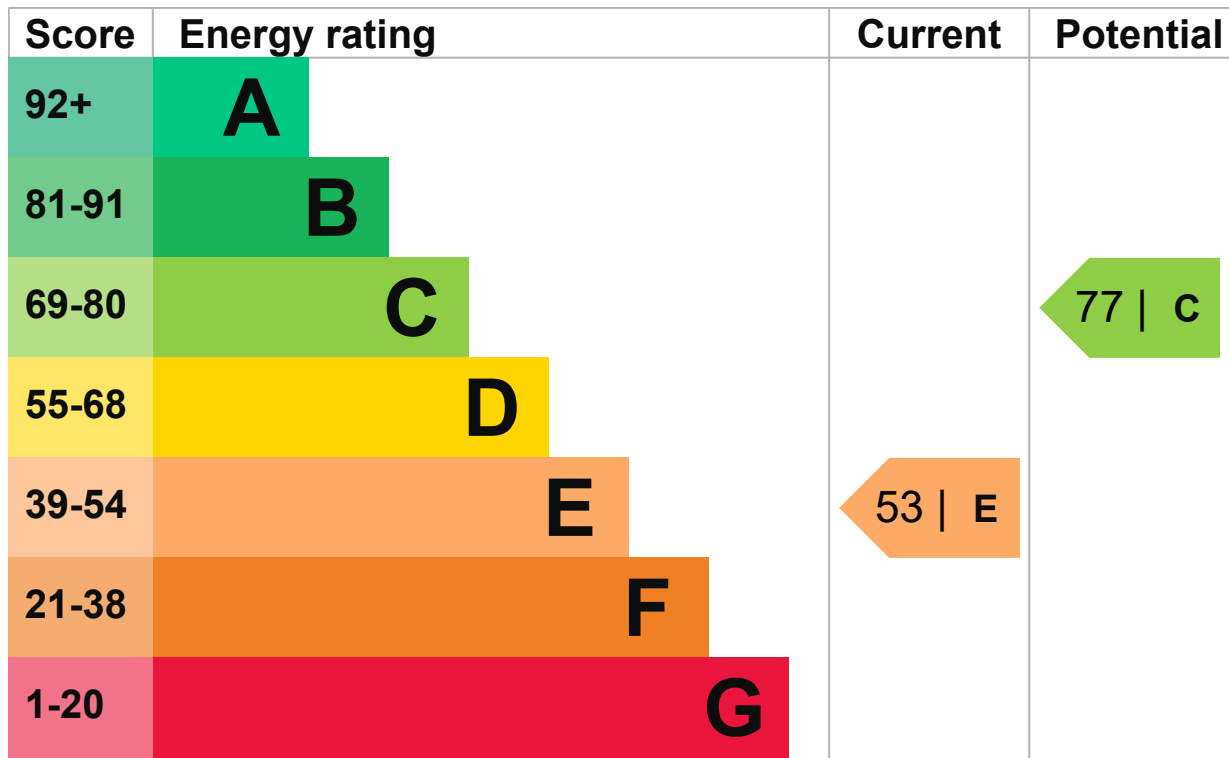
Properties can be let if they have an energy rating from A to E.

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 C.

[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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

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

2.8 tonnes of CO₂

This property's potential production

2.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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 (53) to C (77).

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



Step 1: Party wall insulation

Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£102

Potential rating after completing step 1

58 | D

Step 2: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£800 - £1,200

Typical yearly saving

£405

Potential rating after completing steps 1 and 2

77 | C

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

£1021

Potential saving

£509

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
Space heating	3526 kWh per year
Water heating	1644 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation 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

Dean Williams

Telephone

07368227527

Email

williams.dean5@sky.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO024373

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

24 February 2021

Date of certificate

3 March 2021

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

[0134-2859-7674-9003-0005 \(/energy-certificate/0134-2859-7674-9003-0005\)](/energy-certificate/0134-2859-7674-9003-0005)

Valid until

5 March 2027

Certificate number

[0618-1060-7248-3555-0944 \(/energy-certificate/0618-1060-7248-3555-0944\)](/energy-certificate/0618-1060-7248-3555-0944)

Valid until

12 August 2025

Certificate number

[0134-2857-7634-9095-7095 \(/energy-certificate/0134-2857-7634-9095-7095\)](/energy-certificate/0134-2857-7634-9095-7095)

Valid until

15 July 2025

Certificate number

[0958-1060-7244-3955-0944 \(/energy-certificate/0958-1060-7244-3955-0944\)](/energy-certificate/0958-1060-7244-3955-0944)

Valid until

5 April 2025
