Energy performance certificate (EPC)

4 York Street PORTH CF39 9UP	Energy rating	Valid until: Certificate number:	20 October 2031 9779-1910-7200-0299-0204
Property type end-terrace house			

Total floor area

59 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		89 B
69-80	С	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20		G	

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good

https://find-energy-certificate.service.gov.uk/energy-certificate/9779-1910-7200-0299-0204

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Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 237 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

Stone walls present, not insulated

Environmental impact of this property

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

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

2.5 tonnes of CO2

This property's potential production

0.8 tonnes of CO2

By making the <u>recommended changes</u>, 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 C (69) to B (89).

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

Typical yearly saving

Potential rating after completing step 1

Step 2: Floor ins	ulation (solid floor)
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Floor insulation (solid floor)

Typical installation cost

Typical yearly saving

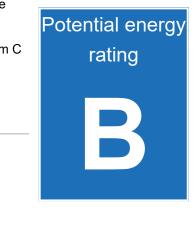
Potential rating after completing steps 1 and 2

Step 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000



£4,000 - £14,000

73	C

£77

£4,000 - £6,000

74 | C

£26

Typical yearly saving

Potential rating after completing steps 1 to 3



Step 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

Typical yearly saving

Potential rating after completing steps 1 to 4

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. 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).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£569

£127

Potential saving

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).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

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£3,500 - £5,500

£356



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Estimated energy us	sed to heat this property	
Type of heating	Estimated energy used	
Space heating	7838 kWh per year	
Water heating	1538 kWh per year	
Potential energy sav	rings by installing insulation	
Type of insulation	Amount of energy saved	
Loft insulation	188 kWh per year	
Solid wall insulation	1870 kWh per year	

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

Assessment details

Assessor's declaration

No related party

Date of assessment

13 October 2021

Date of certificate

21 October 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

9548-3957-6280-7299-3900 (/energy-certificate/9548-3957-6280-7299-3900)

Expired on 13 October 2021

Certificate number

2278-3057-6288-7990-3904 (/energy-certificate/2278-3057-6288-7990-3904)

Expired on 27 August 2020