

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 3b, East Market Street NEWPORT NP20 2AY | Energy rating G | Valid until: 3 November 2027 |
| | | Certificate number: 9055-2844-7496-9803-9611 |

Property type

Top-floor maisonette

Total floor area

40 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of G. 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) (<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 efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 62 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 1 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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation | Very poor |
| Window | Fully double glazed | Good |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Main heating | No system present: electric heaters assumed | Very poor |
| Main heating control | None | Very poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | No low energy lighting | Very poor |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 1222 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 G. 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

8.3 tonnes of CO₂

This property's potential production

3.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.1 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 G (1) to D (62).

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

Potential energy rating

D

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£762

Potential rating after completing step 1

1 | G

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£687

Potential rating after completing steps 1 and 2

16 | G

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£304

Potential rating after completing steps 1 to 3

28 | F

Step 4: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£18

Potential rating after completing steps 1 to 4

28 | F

Step 5: High heat retention storage heaters

Typical installation cost

£800 - £1,200

Typical yearly saving

£565

Potential rating after completing steps 1 to 5

62 | D

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) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£2954

Potential saving if you complete every step in order

£2336

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.

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 | 14695 kWh per year |
| Water heating | 954 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|------------------------|------------------------|
| Cavity wall insulation | 3723 kWh per year |

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Lewis Bolwell

Telephone

07916 178 493

Email

lewisbolwell@hotmail.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO009521

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

4 November 2017

Date of certificate

4 November 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).

There are no related certificates for this property.