

# Vibrant Energy Matters Energy Performance Certificate (Residential)



## Search Details

**Prepared for:** TLT LLP  
**Matter:** 053838/033445  
**Client address:** 1 Redcliff Street, Bristol, BS1 6TP

### Property:

31 Duncansby House, Ferry Court, Caerdydd, CF11 0AT

### Local Authority:

Cardiff County Council

County Hall, County Hall, Room 473, Atlantic Wharf, Cardiff, CF10 4UW

**Date Returned:**  
19/04/2022

**Property type:**  
Residential

This search was compiled by the Local Authority above and provided by InfoTrack Ltd – t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at [www.infotrack.co.uk](http://www.infotrack.co.uk) or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit [www.propertycodes.org.uk](http://www.propertycodes.org.uk) for more information.



InfoTrack Limited, Level 11, 91 Waterloo Road, London, SE1 8RT  
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

# Energy performance certificate (EPC)

31 Duncansby House Ferry Court CARDIFF CF11 0AT	Energy rating <b>B</b>	Valid until: <b>18 April 2032</b>
		Certificate number: <b>0310-2147-9140-2092-6555</b>

## Property type

Mid-floor flat

## Total floor area

61 square metres

## Rules on letting this property

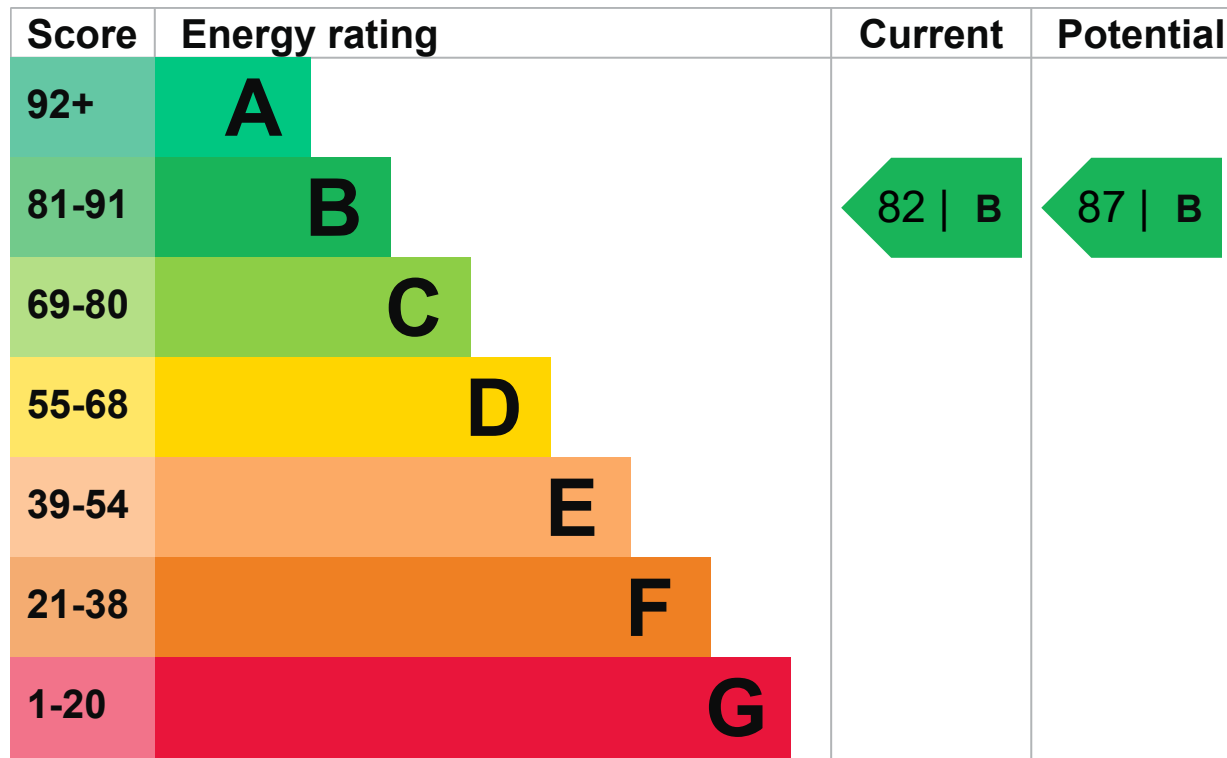
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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>).

## Energy efficiency rating for this property

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

[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	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor

Feature	Description	Rating
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 137 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

## An average household produces

6 tonnes of CO<sub>2</sub>

## This property produces

1.4 tonnes of CO<sub>2</sub>

## This property's potential production

1.5 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by -0.1 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to B (87).

► [What is an energy rating?](#)



### Recommendation 1: Low energy lighting

Low energy lighting

#### Typical installation cost

£10

#### Typical yearly saving

£14

#### Potential rating after carrying out recommendation 1

83 | B

### Recommendation 2: High heat retention storage heaters

High heat retention storage heaters

#### Typical installation cost

£1,200 - £1,800

#### Typical yearly saving

£78

#### Potential rating after carrying out recommendations 1 and 2

87 | B

## Paying for energy improvements

[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

£404

## Potential saving

£92

---

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

## Heating use in this property

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

### Estimated energy used to heat this property

#### Space heating

585 kWh per year

---

#### Water heating

1738 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

Gerry Newman-Jones

---

### Telephone

0845 0945 192

---

### Email

[epcquery@vibrantenergymatters.co.uk](mailto:epcquery@vibrantenergymatters.co.uk)

---

# Accreditation scheme contact details

## Accreditation scheme

Elmhurst Energy Systems Ltd

---

## Assessor ID

EES/021071

---

## Telephone

01455 883 250

---

## Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

# Assessment details

## Assessor's declaration

No related party

---

## Date of assessment

13 April 2022

---

## Date of certificate

19 April 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

## Certificate number

[9858-2840-7003-9623-5375 \(/energy-certificate/9858-2840-7003-9623-5375\)](#)

## Valid until

23 October 2027

---

