# **Energy performance certificate** (EPC)

11 PAGET HOUSE 11 PAGET ROAD BARRY CF62 5TQ Energy rating

D

Valid until: 21 March 2031

Certificate number:

9639-8827-7000-0176-2292

### **Property type**

Top-floor flat

#### **Total floor area**

41 square metres

#### Rules on letting this property

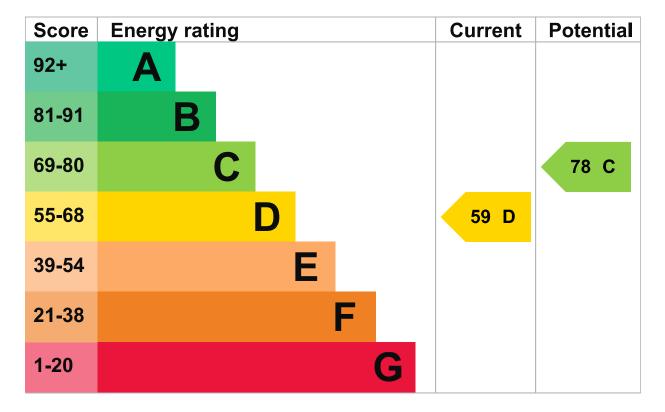
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

#### **Energy rating and score**

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

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 317 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### Additional information

Additional information about this property:

Storage heater or dual immersion, and single electric meter
 A dual rate appliance(s) is present with a single-rate supply. A single-rate
 appliance has been used for the assessment. Changing the electricity tariff to an
 off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy
 rating.

#### How this affects your energy bills

An average household would need to spend £808 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £374 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## **Heating this property**

Estimated energy needed in this property is:

- 2,437 kWh per year for heating
- 1,617 kWh per year for hot water

## More ways to save energy

Find ways to save energy in your home.

#### **Environmental impact of this property**

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

## **Carbon emissions**

## An average household produces

## This property produces

2.2 tonnes of CO2

#### This property's potential production

2.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

▶ <u>Do I need to follow these steps in order?</u>

## Step 1: High heat retention storage heaters

#### **Typical installation cost**

£800 - £1,200

Typical yearly saving

£373

Potential rating after completing step 1

78 C

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

## Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

#### Assessor's name

Phillip Lloyd

### **Telephone**

01554 751311

#### **Email**

phil@libraenergy.co.uk

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

#### Accreditation scheme

Elmhurst Energy Systems Ltd

## Assessor's ID EES/004887 **Telephone** 01455 883 250 **Email** enquiries@elmhurstenergy.co.uk About this assessment Assessor's declaration No related party Date of assessment 16 March 2021 Date of certificate

#### Type of assessment



▶ RdSAP

22 March 2021

#### 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).

There are no related certificates for this property.