Energy performance certificate (EPC)

121, Bute Street Treherbert TREORCHY CF42 5PA	Energy rating **F**	Valid until:	**31 August 2024**
		Certificate number:	**8006-6424-4329-9796-5643**

Property type

Mid-terrace house

Total floor area

99 square metres

Rules on letting this property

You may not be able to let this property

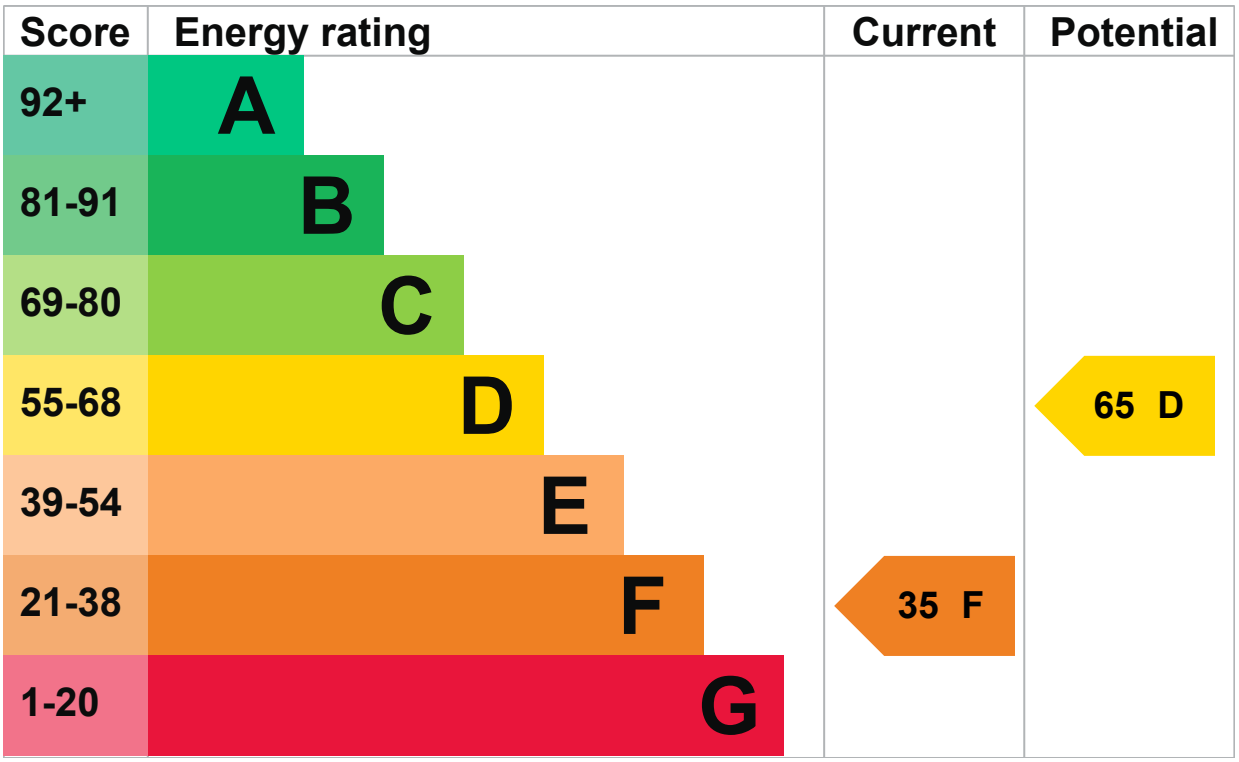
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 rating and score

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

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	Sandstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Average
Main heating control	Programmer and room thermostat	Average

Feature	Description	Rating
Hot water	From main system, plus solar, no cylinder thermostat	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,846 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 £628 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 14,942 kWh per year for heating
- 2,243 kWh per year for hot water

Impact on the environment

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

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

6 tonnes of CO_2

This property produces

5.5 tonnes of CO_2

This property's potential production

2.6 tonnes of CO_2

You could improve this property's CO_2 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£444.98

Potential rating after completing step 1

49 E

Step 2: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£82.34

Potential rating after completing steps 1 and 2

52 E

Step 3: Low energy lighting

Typical installation cost

£75

Typical yearly saving

£38.24

Potential rating after completing steps 1 to 3

54 E

Step 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£62.22

Potential rating after completing steps 1 to 4

56 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£257.54

Potential rating after completing steps 1 to 5

65 D

Help 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). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home.

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

Kyle Lewis

Telephone
01752564968

Email
info@enhancedcs.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
Stroma Certification Ltd

Assessor's ID
STRO019155

Telephone
0330 124 9660

Email
certification@stroma.com

About this assessment

Assessor's declaration
No related party

Date of assessment
12 June 2014

Date of certificate
1 September 2014

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

8454-6426-4740-6372-0996 (/energy-certificate/8454-6426-4740-6372-0996)

Valid until

11 June 2024