

# Energy performance certificate (EPC)

84 Chepstow Road  
TREORCHY  
CF42 6UU

Energy rating

**G**

Valid until: **18 December 2024**

Certificate number: **9336-2804-7194-9324-2335**

## Property type

Enclosed-end-terrace house

## Total floor area

85 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Good
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	No low energy lighting	Very poor

Feature	Description	Rating
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 994 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [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 **£3,981 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 £3,267 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.

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## Heating this property

Estimated energy needed in this property is:

- 21,704 kWh per year for heating
- 5,104 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

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

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### This property produces

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

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### This property's potential production

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.

## Changes you could make

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

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

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Typical yearly saving

£198

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Potential rating after completing step 1

Information unavailable

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### Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

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Typical yearly saving

£1,514

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Potential rating after completing steps 1 and 2

29 F

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### Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£79

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Potential rating after completing steps 1 to 3

31 F

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### Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

### Typical installation cost

£15 - £30

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### Typical yearly saving

£273

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### Potential rating after completing steps 1 to 4

**41 E**

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## Step 5: Low energy lighting

### Typical installation cost

£50

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### Typical yearly saving

£28

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### Potential rating after completing steps 1 to 5

**42 E**

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## Step 6: Gas condensing boiler

### Typical installation cost

£3,000 - £7,000

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### Typical yearly saving

£1,135

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### Potential rating after completing steps 1 to 6

**75 C**

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## Step 7: Solar water heating

### Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£42

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Potential rating after completing steps 1 to 7

77 C

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## Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

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Typical yearly saving

£260

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Potential rating after completing steps 1 to 8

87 B

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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**

Gareth Walsh

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**Telephone**

07764232342

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**Email**

[info@am-energy.com](mailto:info@am-energy.com)

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# 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

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## Assessor's ID

STRO011233

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## Telephone

0330 124 9660

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## Email

[certification@stroma.com](mailto:certification@stroma.com)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

24 November 2014

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### Date of certificate

19 December 2014

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### Type of assessment

▶ [RdSAP](#)

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### 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 (Monday to Friday, 9am to 5pm).

### Certificate number

[9336-2804-7194-9324-5305 \(/energy-certificate/9336-2804-7194-9324-5305\)](#)

### Valid until

25 November 2024

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