Energy performance certificate (EPC)

| Yew Tree
Bleddfa
KNIGHTON
LD7 1PA | Energy rating
G | Valid until: | **23 April 2024** |
| | | Certificate number: | **8054-7524-2830-2234-2922** |

Property type	Detached house
Total floor area	80 square metres

Rules on letting this property
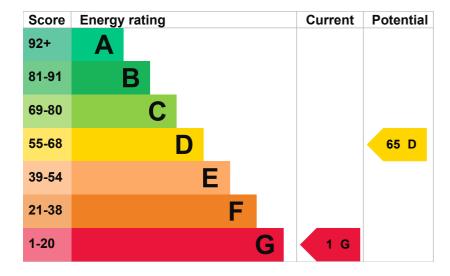
❗ You may not be able to let this property

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).

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 D.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		
55-68	**D**		65 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	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Good
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 753 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 **£2,820 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 £1,746 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:

- 18,216 kWh per year for heating
- 3,419 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 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	6 tonnes of CO2
This property produces	11.0 tonnes of CO2
This property's potential production	2.8 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.

Changes you could make

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£422
Potential rating after completing step 1	9 G

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,048
Potential rating after completing steps 1 and 2	39 E

Step 3: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£136
Potential rating after completing steps 1 to 3	45 E

Step 4: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£36
Potential rating after completing steps 1 to 4	46 E

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£105
Potential rating after completing steps 1 to 5	51 E

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£243
Potential rating after completing steps 1 to 6	61 D

Step 7: Wind turbine

Typical installation cost	£1,500 - £4,000
Typical yearly saving	**£86**
Potential rating after completing steps 1 to 7	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	John Davies
Telephone	01544 267171
Email	jricharddavies@hotmail.com

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/008577
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 April 2014
Date of certificate	24 April 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).

There are no related certificates for this property.