Energy performance certificate (EPC)

32 Blaen-Y-Cwm Terrace
Treherbert
TREORCHY
CF42 5ND

Energy rating

Valid until: 27 April 2034

C
Certificate 4134-5424-9300-0546number: 7222

Property type	Mid-terrace house	
Total floor area	69 square metres	17 ALS

Rules on letting this property

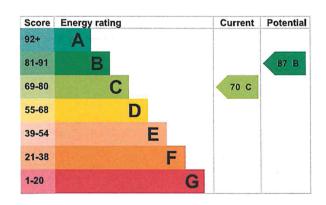
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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 or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
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 274 kilowatt hours per square metre (kWh/m2).

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 £1,353 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 £240 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 10,724 kWh per year for heating
- 1,969 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 3.3 tonnes of CO2

This property's 1.7 tonnes of CO2

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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£159
2. Low energy lighting	£15	£28
3. Solar water heating	£4,000 - £6,000	£54
4. Solar photovoltaic panels	£3,500 - £5,500	£558

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.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Wesley Drew	
Telephone	07814 863 929	
Email	wesleydrew@greenhousecardiff.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/001899	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	26 April 2024	
Date of certificate	28 April 2024	
Type of assessment	RdSAP	