# **Energy performance certificate (EPC)**

Flat 1 East Court
East Road
Tylorstown
FERNDALE
CF43 3BU

Property type

Energy rating
Certificate
number:

Basement flat

Total floor area

Energy rating
Valid until:
9 March 2026

Certificate
number:

8966-7327-3790-4330-9996

Saguare metres

## Rules on letting this property

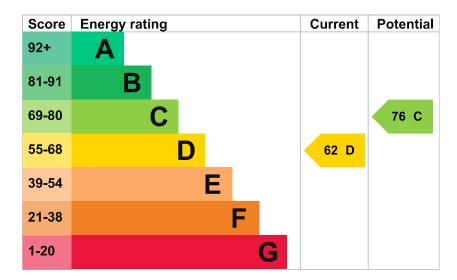
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 29% of fixed outlets	Average
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 363 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £761 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 £287 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 9,388 kWh per year for heating
- 1,828 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. 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.

#### Carbon emissions

This property produces	3.2 tonnes of CO2
This property's potential production	1.8 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

▶ Do I need to follow these steps in order?

Typical installation cost	£500 - £1,500
Typical yearly saving	£130
Potential rating after completing step 1	68 D

## **Step 2: Floor insulation (solid floor)**

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£45
Potential rating after completing steps 1 and 2	70.0

### Step 3: Low energy lighting

Typical installation cost	£25
Typical yearly saving	£23
Potential rating after completing steps 1 to 3	72 C

## **Step 4: Heating controls (room thermostat and TRVs)**

Typical installation cost	£350 - £450
Typical yearly saving	£55
Potential rating after completing steps 1 to 4	74 C

### Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£34
Potential rating after completing steps 1 to 5	76 C

### Help paying for energy improvements

### 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	Sally Stephens-Hockridge
Telephone	07895012615
Email	barrysallyh@btinternet.com

### 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	STRO013501
Telephone	0330 124 9660
Email	certification@stroma.com

#### About this assessment

No related party
10 March 2016
10 March 2016
► <u>RdSAP</u>

## 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.

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