# **Energy performance certificate (EPC)**

Basement Ground Flat 2 102, Kingsland Crescent BARRY CF63 4JS	Energy rating	Valid until:	13 November 2024
		Certificate number:	8194-7029-3449-9044-2996
Property type Top-floor maisonette			
Total floor area	1	105 square m	etres

### Rules on letting this property



#### You may not be able to let this property

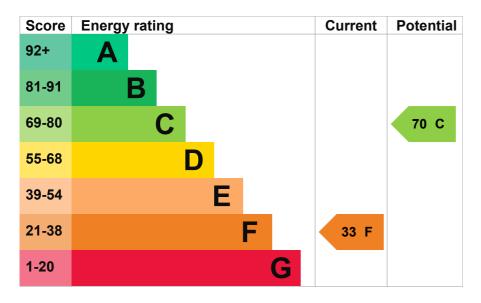
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## **Energy rating and score**

This property's energy rating is F. 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 486 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### Additional information

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend £1,891 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 £1,095 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:

- 21,151 kWh per year for heating
- 3,315 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	9.1 tonnes of CO2
This property's potential production	3.4 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.

### Steps you could take to save energy

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	£644
Potential rating after completing step 1	55 D

#### Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£27
Potential rating after completing steps 1 and 2	56 D

#### Step 3: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£193
Potential rating after completing steps 1 to 3	62 D

#### Step 4: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£232
Potential rating after completing steps 1 to 4	70 C

#### 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	Antony Hill
Telephone	07702676089
Email	tony@thomas-eco.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	Sterling Accreditation Ltd
Assessor's ID	STER450025
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	14 November 2014
Date of certificate	14 November 2014
Type of assessment	► <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>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<u>9178-9942-7249-3904-0990 (/energy-certificate/9178-9942-</u> 7249-3904-0990)
Valid until	12 November 2024

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