# **Energy performance certificate (EPC)**

7, Cwrt Noddfa Godreaman Street ABERDARE CF44 6DJ	Energy rating	Valid until:	9 July 2029
		Certificate number:	0256-2886-6830-9201-3791
Property type Mid-floor flat			
Total floor area	64 square metres		

## Rules on letting this property

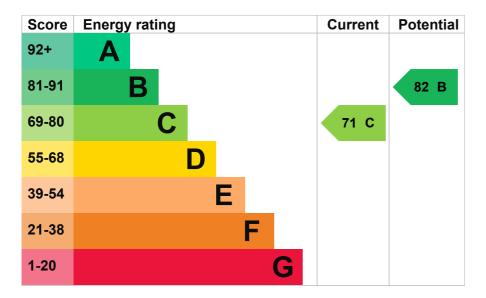
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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)	Poor
Wall	Granite or whinstone, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 222 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 £591 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 £238 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 3,839 kWh per year for heating
- 2,662 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is C. 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

#### 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.

1.3 tonnes of CO2

## 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	£127
Potential rating after completing step 1	77 C

### Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£11
Potential rating after completing steps 1 and 2	77 C

### Step 3: Low energy lighting

Typical installation cost	£20
Typical yearly saving	£23
Potential rating after completing steps 1 to 3	78 C

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

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£75
Potential rating after completing steps 1 to 4	82 B

### 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	Dean Williams	
Telephone	07368227527	
Email	williams.dean5@sky.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	STR0024373	
Telephone	0330 124 9660	
Email	certification@stroma.com	

#### About this assessment

Assessor's declaration	No related party
Date of assessment	6 July 2019
Date of certificate	10 July 2019
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

8706-6205-0820-1826-2213 (/energy-certificate/8706-6205-0820-1826-2213)

#### Expired on

23 February 2019

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