

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 27 Backhall Street Caerleon NEWPORT NP18 1AR | Energy rating E | Valid until: 9 November 2033 |
| | | Certificate number: 2267-7218-5211-1398-4153 |

Property type Mid-terrace house

Total floor area 174 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | 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 or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Single glazed | Very poor |
| Main heating | Boiler and underfloor heating, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 276 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 **£4,325 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 £2,223 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 31,583 kWh per year for heating
- 2,333 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 | 7.6 tonnes of CO2 |
| This property's potential production | 2.6 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: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £1,156

Potential rating after completing step 1 **64 D**

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £547

Potential rating after completing steps 1 and 2 **70 C**

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £107

Potential rating after completing steps 1 to 3 **71 C**

Step 4: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £75

Potential rating after completing steps 1 to 4 **72 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 £338

Potential rating after completing steps 1 to 5 **76 C**

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving

£695

Potential rating after completing steps 1 to 6

82 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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 | Alexander Oliver |
| Telephone | 07974402476 |
| Email | oliverandcompany@gmx.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | ECMK |
| Assessor's ID | ECMK300589 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 9 November 2023 |
| Date of certificate | 10 November 2023 |
| 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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