Energy performance certificate (EPC)

Flat 4 Dean Court Dean Street	Energy rating	Valid until:	10 January 2026
ABERDARE CF44 7BN	E	Certificate number:	8993-4274-6029-4007-6953
Property type			

perry ryhe

Ground-floor flat

Total floor area

35 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-rentedproperty-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	· · · ·	Current	Potential
92+	Α			
81-91	B			
69-80	С			71 C
55-68	D			
39-54	E	Ξ	40 E	
21-38		F		
1-20		G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

https://find-energy-certificate.service.gov.uk/energy-certificate/8993-4274-6029-4007-6953

15/08/2022, 12:28

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Feature	Description	Rating
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 780 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

Stone walls present, not insulated

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

4.6 tonnes of CO2

This property's potential production

2.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (40) to C (71).

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

Typical yearly saving

Potential rating after completing step 1

Step 2: Floor ins	ulation (solid floor)
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Floor insulation (solid floor)

Typical	installation	cost
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Typical yearly saving

Potential rating after completing steps 1 and 2

Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

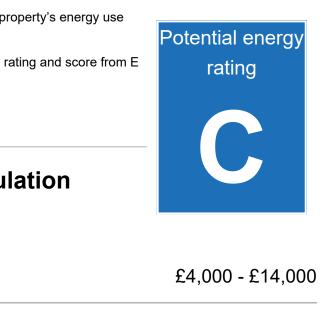
£138

48 | E

£4,000 - £6,000

£36

50 | E



Typical yearly saving

	£313
Potential rating after completing steps 1 to 3	
	70 C
Step 4: Low energy lighting	
Low energy lighting	
Typical installation cost	
	£25
Typical yearly saving	
	£22
Potential rating after completing steps 1 to 4	
	71 C
Paying for energy improvements	
Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)	
Estimated energy use and potential savings	
Estimated yearly energy cost for this property	
	£966
Potential saving	
	£509

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	3875 kWh per year	
Water heating	4601 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

Solid wall insulation

1775 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Scott Mounteney

Telephone

07815041762

Email

scott.mounteney@gmail.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO019067

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

3 November 2015

Date of certificate

11 January 2016

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.