Energy performance certificate (EPC)			
31 Coedcae Road Abertridwr CAERPHILLY CF83 4EG	Energy rating	Valid until: 20 October 2032 Certificate number: 2203-0930-8240-9682-0204	
Property type		Mid-terrace house	
Total floor area		91 square metres	

Rules on letting this property

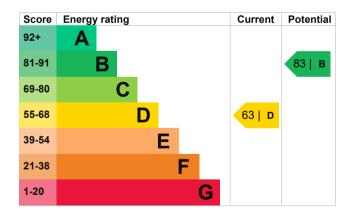
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	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, electric	N/A

Primary energy use

The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

Environmental impact of this property		This property produces	4.1 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.4 tonnes per year. This will help to protect the	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	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 D (63) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£229
2. Floor insulation (solid floor)	£4,000 - £6,000	£31
3. Solar water heating	£4,000 - £6,000	£26
4. Solar photovoltaic panels	£3,500 - £5,500	£364

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings		Heating use in this property		
Estimated yearly energy	£979	Heating a property us majority of energy cos	property usually makes up the fenergy costs.	
Potential saving	£286	Estimated energ	y used to heat this	
		Type of heating	Estimated energy used	
The estimated east shows how r	much the	Space heating	12348 kWh per year	
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.		Water heating	2202 kWh per year	
		Potential energy savings by installing insulation		
The potential saving shows how	-	Type of insulation	Amount of energy saved	
you could save if you <u>complete each</u> <u>recommended step in order</u> .		Loft insulation	579 kWh per year	
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).		Cavity wall insulation	275 kWh per year	
		Solid wall insulation	4225 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	Justin Jones
Telephone	07989140930
Email	justinmjones1@yahoo.

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

.co.uk

Stroma Certification Ltd STRO017935 0330 124 9660 certification@stroma.com

No related party 20 October 2022 21 October 2022 RdSAP