| Energy performance certificate (EPC)    |                     |  |  |  |
|---|---------------------|--|--|--|
| 67 Moorland Park<br>NEWPORT<br>NP19 4NB | Energy rating       | Valid until: <b>11 May 2032</b>              |  |  |
|   |                     | Certificate number: 0601-3723-0822-6092-1523 |  |  |
| Property type                           | Semi-detached house |  |  |  |
| Total floor area                        |                     | 83 square metres                             |  |  |

## Rules on letting this property

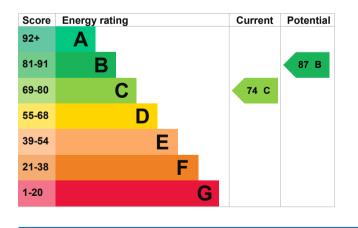
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

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



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                 | Timber frame, as built, partial insulation (assumed) | Average   |
| Wall                 | Timber frame, as built, insulated (assumed)          | Good      |
| Roof                 | Pitched, 200 mm loft insulation                      | Good      |
| Window               | Fully double glazed                                  | Good      |
| 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       |
| Floor                | To unheated space, no insulation (assumed)           | N/A       |
| Secondary heating    | None   | N/A       |

#### Primary energy use

The primary energy use for this property per year is 166 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£557 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 £65 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 6,861 kWh per year for heating
- 2,099 kWh per year for hot water

| Impact on the environment  |                 | This property produces   | 2.4 tonnes of CO2 |
|--|-----------------|--|-------------------|
| This property's current envi<br>rating is C. It has the potent   | •               | This property's potential production   | 1.0 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst)<br>on how much carbon dioxide (CO2) they<br>produce each year. CO2 harms the environment. |                 | You could improve this property's CO2<br>emissions by making the suggested changes.  |                   |
| Carbon emissions   |                 | This will help to protect the  |                   |
| An average household<br>produces   | 6 tonnes of CO2 | These ratings are based on assumptions about<br>average occupancy and energy use. People<br>living at the property may use different amounts<br>of energy. |                   |

## Changes you could make

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £40                   |
| 2. Solar water heating            | £4,000 - £6,000           | £25                   |
| 3. Solar photovoltaic panels      | £3,500 - £5,500           | £371                  |

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

# 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 |
|-----------------|
| Telephone       |
| Email           |

Lewis Bolwell 07916 178 493 lewisbolwell@hotmail.com

#### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO009521 0330 124 9660 certification@stroma.com

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 12 May 2022 12 May 2022 RdSAP