# Energy performance certificate (EPC)

Penbrist
B4313 Junction B4329 Yr Hen Dafarn
Newydd To Junction C3105
Rosebush
CLUNDERWEN
SA66 7QY

Energy rating

Valid until: 22 August 2033

Certificate number: 0380-2637-5280-2627-5905

Property type

Semi-detached house

Total floor area

101 square metres

## Rules on letting this property

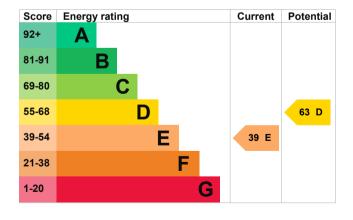
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 E. It has the potential to be D.

<u>See how to improve this property's energy 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, electric	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	Automatic charge control	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 422 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend £5,030 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 £1,149 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:

- 11,225 kWh per year for heating
- 2,025 kWh per year for hot water

Impact on the environment		This property produces	7.2 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	4.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.  Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£647
2. Floor insulation (solid floor)	£4,000 - £6,000	£217
3. Solar water heating	£4,000 - £6,000	£285
4. Solar photovoltaic panels	£3,500 - £5,500	£753

## 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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 Jamie Black Telephone 07792072942

Email <u>1st-step-greener@outlook.com</u>

## Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/010105
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration No related party
Date of assessment 23 August 2023
Date of certificate 23 August 2023

Type of assessment RdSAP