Energy performance certificate (EPC)

47, Ffos y Cerridden Nelson TREHARRIS CF46 6HQ	Energy rating	Valid until:	10 October 2026		
		Certificate number:	0518-3992-7220-4876-7964		
Property type					
Semi-detached house					
Total floor area					
104 square metres					

Rules on letting this property

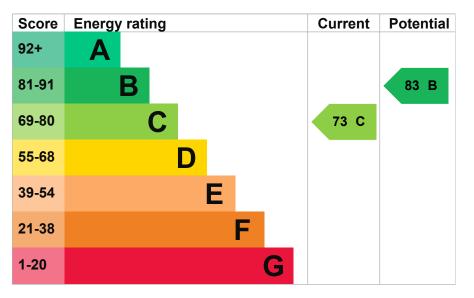
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Cavity wall, filled cavity	Good

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Réalture	Descyiptionas built, insulated (assumed)	Bətidg
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
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 77% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

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The primary energy use for this property per year is 175 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £804 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 £37 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2016 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:

- 8,378 kWh per year for heating
- 2,251 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is C. 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. CO2 harms the environment.

Carbon emissions

An average household produces

This property produces

This property's potential production

2.0 tonnes of CO2

3.2 tonnes of CO2

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.

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Do I need to follow these steps in order?

Step 1: Solar water heating Typical installation cost £4,000 - £6,000 Typical yearly saving £37 Potential rating after completing step 1 74 C Step 2: Solar photovoltaic panels, 2.5 kWp Typical installation cost £5,000 - £8,000 Typical yearly saving £281 Potential rating after completing steps 1 and 2

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

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

Nicholas Davies

Telephone

0203 397 8220

Email

help@epconline.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited

Assessor's ID QUID205154

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

9 October 2016

Date of certificate

11 October 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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