Energy performance certificate (EPC)

8, School Street Fleur de Lis BLACKWOOD NP12 3UX	Energy rating	Valid until: Certificate number:	12 January 2024 8184-7329-1530-7881-2902
Property type			

Semi-detached house

Total floor area

138 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-propertyminimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. 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		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20		3	

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Good

https://find-energy-certificate.service.gov.uk/energy-certificate/8184-7329-1530-7881-2902

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Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 383 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact of this property

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

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

10.0 tonnes of CO2

This property's potential production

3.6 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 6.4 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 F (34) to C (74).

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

Typical yearly saving

Potential rating after completing step 1

Step 2: Cavity wall insulation

Typical installation cost

Typical yearly saving

Potential rating after completing steps 1 and 2

Step 3: Floor insulation

Typical installation cost

£800 - £1,200

Potential energy

rating

£100 - £350

£92.55

37 | F

£500 - £1,500

£179.60

41 | E

Typical yearly saving

£46.30

Potential rating after completing steps 1 to 3

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Step 4: Hot water cylinder insulation Increase hot water cylinder insulation **Typical installation cost** £15 - £30 Typical yearly saving £26.24 Potential rating after completing steps 1 to 4 43 | E Step 5: Draught proofing **Typical installation cost** £80 - £120 Typical yearly saving £40.28 Potential rating after completing steps 1 to 5 44 | E Step 6: Low energy lighting **Typical installation cost** £25 Typical yearly saving £36.22 Potential rating after completing steps 1 to 6 46 | E

Step 7: Hot water cylinder thermostat

Typical installation cost	0000 0400
	£200 - £400
Typical yearly saving	0.40.70
	£40.76
Potential rating after completing steps 1 to 7	
	47 E
Step 8: Heating controls (room thermostat a	nd TRVs)
Typical installation cost	
	£350 - £450
Typical yearly saving	
	£269.71
Potential rating after completing steps 1 to 8	
	55 D
Step 9: Replace boiler with new condensing	boiler
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	
	£323.31
Potential rating after completing steps 1 to 9	
	65 D
Step 10: Solar water heating	
Typical installation cost	

£4,000 - £6,000

Typical yearly saving

£40.35

	£40.35
Potential rating after completing steps 1 to 10	
	67 D
Step 11: Solar photovoltaic panels, 2.5 kV	Vр
Typical installation cost	
	£9,000 - £14,000
Typical yearly saving	
	£257.54
Potential rating after completing steps 1 to 11	
	74 C
Paying for energy improvements	
You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov</u> . help you buy a more efficient, low carbon heating system for this property.	<u>.uk/apply-boiler-upgrade-scheme)</u> . This will
Estimated energy use and potential savings	
Based on average energy costs when this EPC was created:	
Estimated yearly energy cost for this property	
	£2136
Potential saving if you complete every step in order	

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.

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

Type of heating	Estimated energy used	
Space heating	25656 kWh per year	
Water heating	4001 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	1474 kWh per year	
Cavity wall insulation	2863 kWh per year	

Saving energy in this property

Find ways to save energy in your home.

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

Jonathan Miller

Telephone

01792828567

Email

j.miller@fusionenterprise.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO011598

Telephone

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

9 January 2014

Date of certificate

13 January 2014

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.