Energy performance certificate (EPC)					
10 William Street Tir-Y-Berth HENGOED CF82 8AT	Energy rating	Valid until: 19 September 2031 Certificate number: 7509-0321-3000-0032-4206			
Property type	end-terrace house				
Total floor area		74 square metres			

Rules on letting this property

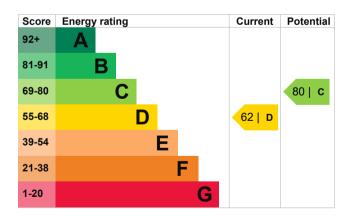
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<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.

eature Description		Rating	
Wall	Cavity wall, as built, no insulation (assumed)	Poor	
Roof	Pitched, 250 mm loft insulation	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 80% of 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 285 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this This property's potential 1.9 tonnes of CO2 production property One of the biggest contributors to climate By making the recommended changes, you change is carbon dioxide (CO2). The energy could reduce this property's CO2 emissions by used for heating, lighting and power in our 1.8 tonnes per year. This will help to protect the homes produces over a guarter of the UK's CO2 environment. emissions. Environmental impact ratings are based on 6 tonnes of CO2 An average household assumptions about average occupancy and produces energy use. They may not reflect how energy is consumed by the people living at the property. This property produces 3.7 tonnes of CO2

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (62) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£102
2. Floor insulation (solid floor)	£4,000 - £6,000	£43
3. Solar water heating	£4,000 - £6,000	£26
4. Solar photovoltaic panels	£3,500 - £5,500	£351

Paying for energy improvements

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 a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£905	Estimated energy us Space heating	ed to heat this property 10934 kWh per year
Potential saving	£172	Water heating	2036 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.		Potential energy savings by installing insulation Type of insulation Amount of energy saved	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>). Heating use in this property		Cavity wall insulation 1806 kWh per year You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic- renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

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 Telephone Email Dean Williams 07368227527 williams.dean5@sky.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO024373 0330 124 9660 certification@stroma.com

No related party 2 September 2021 20 September 2021 RdSAP