

Energy performance certificate (EPC)

20 Howard Street TREORCHY CF42 6AR	Energy rating G	Valid until: 10 July 2033
		Certificate number: 2690-0516-1735-1859-4101

Property type
Mid-terrace house

Total floor area
76 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 780 kilowatt hours per square metre (kWh/m2).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£6,784 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 £4,908 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:

- 19,080 kWh per year for heating
- 1,499 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

10.0 tonnes of CO2

This property's potential production

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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£310

Potential rating after completing step 1

16 G

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£435

Potential rating after completing steps 1 and 2

20 G

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£702

Potential rating after completing steps 1 to 3

27 F

Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£243

Potential rating after completing steps 1 to 4

30 F

Step 5: Low energy lighting

Typical installation cost

£45

Typical yearly saving

£60

Potential rating after completing steps 1 to 530 F

Step 6: Change room heaters to condensing boiler**Typical installation cost**

£3,000 - £7,000

Typical yearly saving

£3,075

Potential rating after completing steps 1 to 669 C

Step 7: Solar water heating**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£82

Potential rating after completing steps 1 to 770 C

Step 8: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£659

Potential rating after completing steps 1 to 881 B

Help paying for energy improvements

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2690-0516-1735-1859-4101>

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Christopher Dixon

Telephone

07885637443

Email

cm_dixon@hotmail.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

ECMK

Assessor's ID

ECMK302497

Telephone

0333 123 1418

Email

info@ecmk.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

10 July 2023

Date of certificate

11 July 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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