English Cymraeg

Energy performance certificate (EPC)

45, Clark Street TREORCHY CF42 6BE	Energy rating	Valid until:	11 June 2030
		Certificate number:	8910-6626-8500-0192-9296
Property type			
Mid-terrace house			
Total floor area			

95 square metres

Rules on letting this property

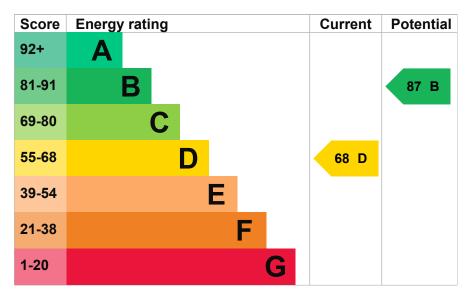
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is D. 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

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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)	Poor
Wall	Solid brick, with external insulation	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 280 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,006 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 £297 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2020 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:

- 15,081 kWh per year for heating
- 2,215 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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.

Carbon emissions

An average household produces

6 tonnes of CO2
This property produces

This property's potential production

2.1 tonnes of CO2

4.7 tonnes of CO2

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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.

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm Typical installation cost £100 - £350 Typical yearly saving £47 Potential rating after completing step 1 70 C Step 2: Internal or external wall insulation Typical installation cost £4,000 - £14,000 Typical yearly saving £76 Potential rating after completing steps 1 and 2 72 C Step 3: Floor insulation (solid floor) Typical installation cost £4,000 - £6,000 Typical yearly saving £50 Potential rating after completing steps 1 to 3 74 C Step 4: Heating controls (room thermostat and TRVs) Typical installation cost £350 - £450 Typical yearly saving £92 Potential rating after completing steps 1 to 4 76 C

Step 5: Solar water heating

Typical installation cost

	24,000 - 20,000
Typical yearly saving	
	£32
Potential rating after completing steps 1 to 5	
	78 C
Step 6: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
	£3,500 - £5,500
Typical yearly saving	
	£328
Potential rating after completing steps 1 to 6	
	87 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). 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 Duncan Milward

Telephone 07967191580

Email cardiffvaleepc@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID STRO004897

Telephone 0330 124 9660

About this assessment

Assessor's declaration

No related party

Date of assessment

12 June 2020

Date of certificate

12 June 2020

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>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0180-2811-6560-9694-8921 (/energy-certificate/0180-2811-6560-9694-8921)

Expired on

28 June 2024

Certificate number

9868-1959-6209-8210-6900 (/energy-certificate/9868-1959-6209-8210-6900)

Expired on

22 November 2020

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