

Energy performance certificate (EPC)

107, Ynyswen Road TREORCHY CF42 6EB	Energy rating E	Valid until: 20 August 2030
		Certificate number: 8940-6328-5010-8610-0222

Property type
Mid-terrace house

Total floor area
82 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	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

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 60% of fixed outlets	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 526 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,755 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 £795 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:

- 23,711 kWh per year for heating
- 2,127 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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

7.6 tonnes of CO2

This property's potential production

2.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Steps you could take to save energy

▶ [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	£107
Potential rating after completing step 1	46 E

Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£274
Potential rating after completing steps 1 and 2	55 D

Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£279
Potential rating after completing steps 1 to 3	64 D

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£47
Potential rating after completing steps 1 to 4	66 D

Step 5: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£22

Potential rating after completing steps 1 to 5**67 D****Step 6: Heating controls (room thermostat)****Typical installation cost**

£350 - £450

Typical yearly saving

£35

Potential rating after completing steps 1 to 6**68 D****Step 7: Solar water heating****Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£30

Potential rating after completing steps 1 to 7**69 C****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£336

Potential rating after completing steps 1 to 8**80 C****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**

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

20 August 2020

Date of certificate

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

Certificate number

[8341-6329-5010-8681-0002 \(/energy-certificate/8341-6329-5010-8681-0002\)](#)

Expired on

8 January 2019

OGL

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