| Energy performance certificate (EPC) | | | | |
|---|-------------------|---|--|--|
| Flat 1 26 Clare Street Riverside CARDIFF CF11 6BB | Energy rating | Valid until: 4 May 2032 Certificate number: 0380-2527-8140-2292-8235 | | |
| Property type | Ground-floor flat | | | |
| Total floor area | : | 38 square metres | | |

Rules on letting this property

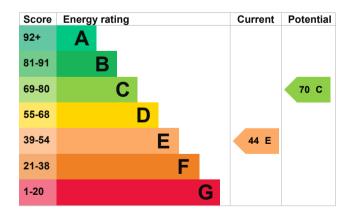
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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 | Sandstone or limestone, with internal insulation | Good |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 250 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| 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 432 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,042 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 £479 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,241 kWh per year for heating
- 935 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 593 kWh per year from cavity wall insulation
- 47 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

| Environmental impact of this property | | This property produces | 2.8 tonnes of CO2 |
|--|-----------------|---|---------------------|
| This property's current environmental impact rating is E. It has the potential to be D. | | This property's potential production | 2.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about | |
| An average household produces | 6 tonnes of CO2 | average occupancy and energy use. People living at the property may use different amounts of energy. | |
| | 6 tonnes of CO2 | | se different amount |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £115 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £128 |
| 3. High heat retention storage heaters | £400 - £600 | £235 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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 | lain Padwick |
|-----------------|----------------------|
| Telephone | 029 2221 7253 |
| Email | iain@greenfeetuk.com |

Contacting the accreditation scheme

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

| Accreditation scheme |
|----------------------|
| Assessor's ID |
| Telephone |
| Email |

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/015266 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 13 April 2022 5 May 2022 RdSAP