English Cymraeg

Energy performance certificate (EPC)

Property type Total floor area		Semi-detacheo 82 square met	
CF42 5SF		Certificate number:	8711-6922-8529-1243-5992
141, Brook Street Blaenrhondda TREORCHY	Energy rating	Valid until:	16 December 2029

Rules on letting this property

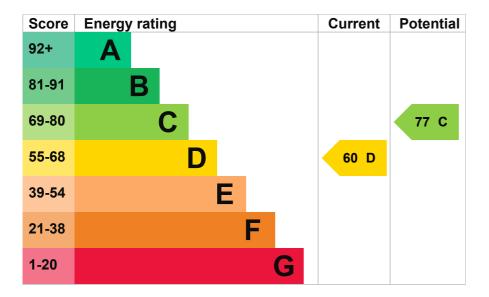
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8711-6922-8529-1243-5992

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 external insulation	Good
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
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 all 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 346 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 £1,158 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 £163 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 15,850 kWh per year for heating
- 1,745 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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	4.9 tonnes of CO2
This property's potential production	3.2 tonnes of CO2

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: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£83
Potential rating after completing step 1	63 D

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£51
Potential rating after completing steps 1 and 2	65 D

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£29
Potential rating after completing steps 1 to 3	66 D

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£315
Potential rating after completing steps 1 to 4	77 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). 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.

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Assessor's name	Ceri Pearce
Telephone	07721694943
Email	ceripearce@yahoo.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022787
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 December 2019
Date of certificate	17 December 2019
Type of assessment	► <u>RdSAP</u>

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

Certificate number	0181-2823-6552-9991-8581 (/energy-certificate/0181-2823- 6552-9991-8581)
Valid until	24 October 2029
Certificate number	9738-1055-6225-8121-9910 (/energy-certificate/9738-1055- 6225-8121-9910)
Valid until	16 May 2029
Certificate number	8501-2978-2229-4526-1343 (/energy-certificate/8501-2978- 2229-4526-1343)
Valid until	23 July 2024
Certificate number	8219-6928-8520-1279-5902 (/energy-certificate/8219-6928- 8520-1279-5902)
Expired on	1 August 2021
Certificate number	9538-1055-6229-8929-9914 (/energy-certificate/9538-1055- 6229-8929-9914)
Expired on	23 January 2021

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