

# Energy performance certificate (EPC)

|                                                      |                                                |
|------------------------------------------------------|------------------------------------------------|
| 18 TREBORTH ROAD<br>TROWBRIDGE<br>CARDIFF<br>CF3 1TD | Energy rating<br><b>F</b>                      |
| Valid until 1 December 2030                          | Certificate number<br>9110-2112-8120-2000-6071 |

Property type  
End-terrace house

Total floor area  
1 square metres

## Rules on letting this property

### **!** You may not be able to let this property

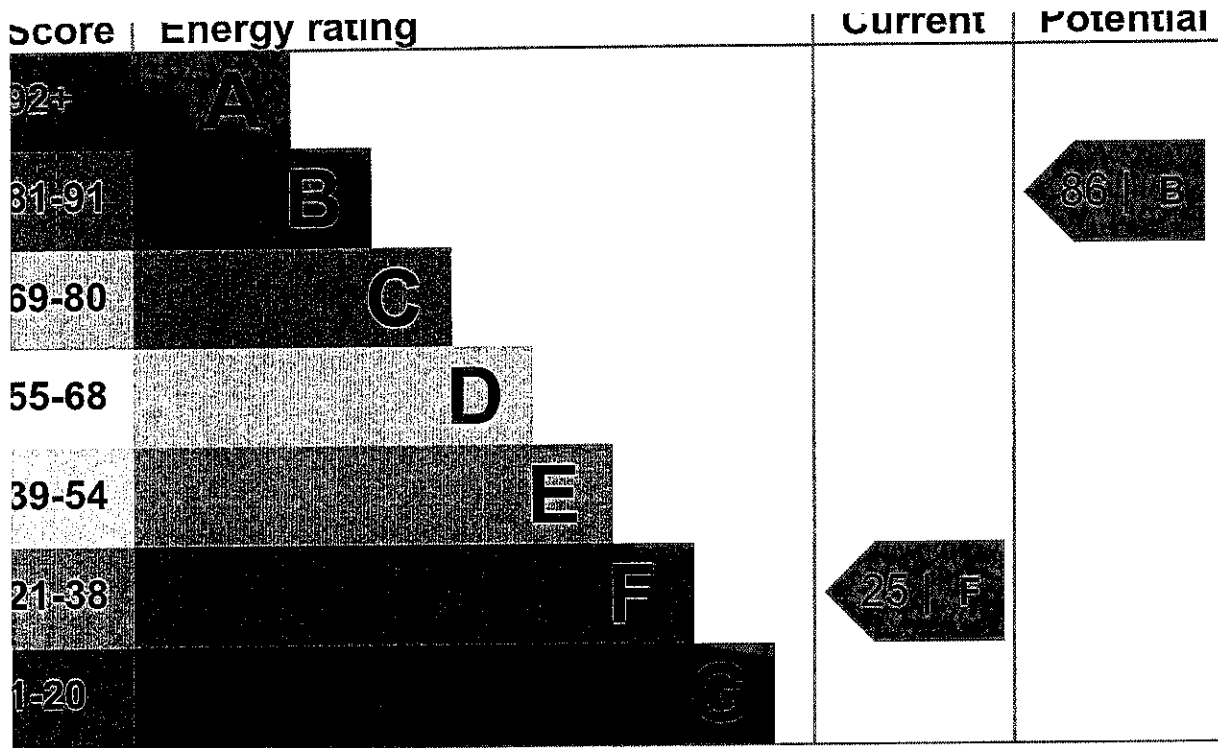
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature         | Description                                         | Rating    |
|-----------------|-----------------------------------------------------|-----------|
| Wall            | Cavity wall, as built, partial insulation (assumed) | Average   |
| Roof            | Pitched, limited insulation (assumed)               | Poor      |
| Window          | Fully double glazed                                 | Average   |
| Heating         | Portable electric heaters assumed for most rooms    | Very poor |
| Heating control | No thermostatic control of room temperature         | Poor      |

| Feature           | Description                              | Rating    |
|-------------------|------------------------------------------|-----------|
| Hot water         | Electric immersion, standard tariff      | Very poor |
| Lighting          | Low energy lighting in all fixed outlets | Very good |
| Door              | 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 412 kilowatt hours per square metre (kWh/m<sup>2</sup>).

What is primary energy use?

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

## An average household produces

6 tonnes of CO<sub>2</sub>

## This property produces

6.4 tonnes of CO<sub>2</sub>

## This property's potential production

1.2 tonnes of CO<sub>2</sub>

By making the recommended changes, you could reduce this property's CO<sub>2</sub> emissions by 5.2 tonnes per year. This will help protect the environment.

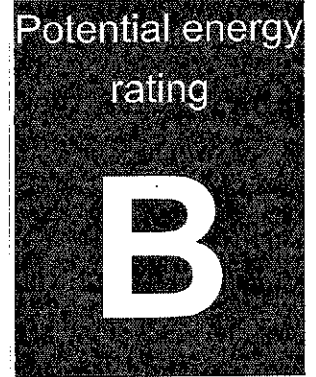
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (25) to B (86).

### What is an energy rating?



## Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£33

Potential rating after carrying out recommendation 1



## Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£13

Potential rating after carrying out recommendations 1 and 2



## Recommendation 3: Change room heaters to condensing boiler

Condensing boiler

Typical installation cost

£3,000 - £7,000

typical yearly saving

£1,18

Potential rating after carrying out recommendations 1 to 3



## Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,00

Typical yearly saving

£4

Potential rating after carrying out recommendations 1 to 4



## Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,50

Typical yearly saving

£36

Potential rating after carrying out recommendations 1 to 5



## Paying for energy improvements

Find energy grants and ways to save energy in your home. (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£995

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## Potential saving

£170

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. This is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#)

or advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

#### Space heating

9939.0 kWh per year

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#### Water heating

2370.0 kWh per year

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### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

|                 |                  |
|-----------------|------------------|
| Roof insulation | 973 kWh per year |
|-----------------|------------------|

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|                        |                   |
|------------------------|-------------------|
| Cavity wall insulation | 2121 kWh per year |
|------------------------|-------------------|

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Martin Edwards

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### Telephone

7572577546

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mail

[martin.edwardsgda@gmail.com](mailto:martin.edwardsgda@gmail.com)

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## Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

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Assessor ID

TRO015010

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Telephone

330 124 9660

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Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

Assessor's declaration

No related party

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Date of assessment

December 2020

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Date of certificate

December 2020

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Type of assessment

RdSAP

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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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.