Energy performance certificate (EPC)			
19 Gould Close Old St. Mellons CARDIFF CF3 5BD	Energy rating	Valid until: 25 January 2032 Certificate number: 0130-2215-5190-2022-2035	
Property type	Detached house		
Total floor area		131 square metres	

Rules on letting this property

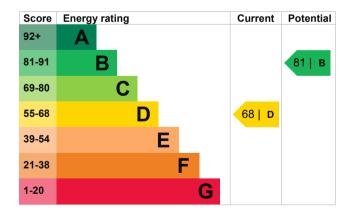
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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 the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a 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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
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, limited 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 194 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ict of this	This property produces	4.5 tonnes of CO2	
This property's current envir rating is D. It has the potent	•	This property's potential production	2.5 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.0 tonnes per year. This will help to protect the environment.		
Properties with an A rating properties.	broduce less CO2			
An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is	

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 D (68) to B (81).

Recommendation	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£120
2. Solar water heating	£4,000 - £6,000	£41
3. Solar photovoltaic panels	£3,500 - £5,500	£374

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		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£910	Estimated energy used to heat this property	
Potential saving	£160	Space heating	11282 kWh per year
		Water heating	2866 kWh per year
The estimated cost shows how mu average household would spend in for heating, lighting and hot water. on how energy is used by the peo property.	n this property It is not based	Potential energy insulation Type of insulation	y savings by installing Amount of energy saved
The estimated saving is based on the recommendations in how to im	-	Loft insulation	229 kWh per year
property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-</u> <u>renewable-heat-incentive)</u> . 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	
Telephone	
Email	

Martin Edwards 07572577546 <u>martin.edwardsgda@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO015010 0330 124 9660 <u>certification@stroma.com</u>

No related party 25 January 2022 26 January 2022 RdSAP