Energy performance certificate (EPC)			
18 Ty'r Y Sarn Road Rumney CARDIFF CF3 3BD	Energy rating	Valid until:         26 October 2031           Certificate number:         6619-8020-0109-0183-0222	
Property type		Semi-detached house	
Total floor area	123 square metres		

## Rules on letting this property



## You may not be able to let this property

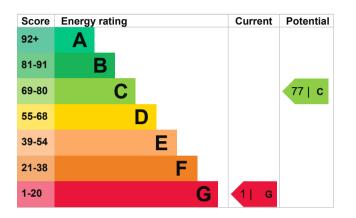
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

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 G. It has the potential to be C.

<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, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 648 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property		This property produces	13.0 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be C.		This property's potential production	3.0 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 10.0 tonnes per year. This will help to protect the environment.	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.		Environmental impact ratin assumptions about averag	0
An average household produces	6 tonnes of CO2	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 G (1) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£920
2. Cavity wall insulation	£500 - £1,500	£570
3. Floor insulation (suspended floor)	£800 - £1,200	£237
4. Gas condensing boiler	£3,000 - £7,000	£2,351
5. Solar water heating	£4,000 - £6,000	£36
6. Solar photovoltaic panels	£3,500 - £5,500	£368

#### 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 use in this property	
Estimated yearly energy cost for this property	£4957	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Potential saving	£4113	Space heating	23433 kWh per year
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the		Water heating	1983 kWh per year
property.		Potential energy s insulation	savings by installing
The estimated saving is based on making all of the recommendations in <u>how to improve this</u>		Type of insulation	Amount of energy saved
property's energy performance.		Loft insulation	2198 kWh per year
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> ( <u>https://www.simpleenergyadvice.org.uk/</u> ).		Cavity wall insulation	2887 kWh per year

## 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 27 October 2021 27 October 2021 RdSAP