Energy performance certificate (EPC)		
81, Caeglas Road Rumney CARDIFF CF3 3JX	Energy rating	Valid until: <b>17 July 2024</b> Certificate number: <b>9688-2090-7213-2954-8960</b>
Property type		Top-floor flat
Total floor area		46 square metres

# Rules on letting this property

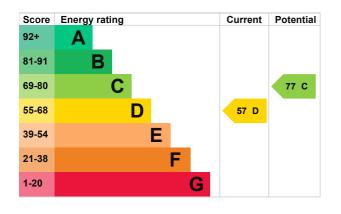
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. 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	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 320 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£690 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 £326 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 7,301 kWh per year for heating
- 1,641 kWh per year for hot water

Impact on the enviro	nment	This property produces	2.8 tonnes of CO2
This property's environmenta D. It has the potential to be B		This property's potential production	1.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use differe amounts of energy.	rty may use different

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£241.71
2. Low energy lighting	£25	£25.36
3. Condensing boiler	£2,200 - £3,000	£58.67

## 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.

### More ways to save energy

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

# 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	Nicholas Davies
Telephone	07727995976
Email	nicktdavies@hotmail.com

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0016714
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 July 2014
Date of certificate	18 July 2014
Type of assessment	RdSAP