English Cymraeg

Energy performance certificate (EPC)

CF31 4EH Certificate 0051-2856-7898-9928-1401		number:	
	BRIDGEND CF31 4EH	Certificate number:	0051-2856-7898-9928-1401

Rules on letting this property

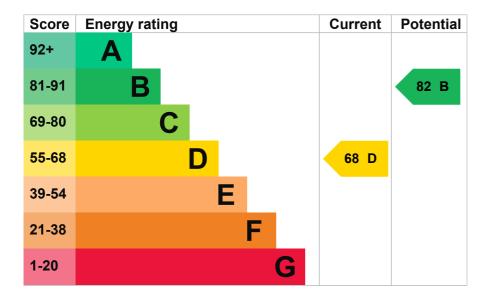
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

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

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

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.

Description	Rating
Cavity wall, filled cavity	Average
Cavity wall, as built, no insulation (assumed)	Poor
Pitched, 100 mm loft insulation	Average
Flat, no insulation (assumed)	Very poor
Roof room(s), insulated (assumed)	Good
Fully double glazed	Average
Boiler and radiators, mains gas	Good
Programmer, room thermostat and TRVs	Good
From main system	Good
Low energy lighting in 40% of fixed outlets	Average
Solid, no insulation (assumed)	N/A
None	N/A
	Cavity wall, filled cavity Cavity wall, as built, no insulation (assumed) Pitched, 100 mm loft insulation Flat, no insulation (assumed) Roof room(s), insulated (assumed) Fully double glazed Boiler and radiators, mains gas Programmer, room thermostat and TRVs From main system Low energy lighting in 40% of fixed outlets

Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £875 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 £157 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 11,539 kWh per year for heating
- 2,570 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

https://find-energy-certificate.service.gov.uk/energy-certificate/0051-2856-7898-9928-1401

An average household produces	6 tonnes of CO2
This property produces	3.9 tonnes of CO2
This property's potential production	2.2 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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£45
Potential rating after completing step 1	69 C

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after completing steps 1 and 2	71 C

Step 3: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£37
Potential rating after completing steps 1 to 3	72 C

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£36
Potential rating after completing steps 1 to 4	73 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£315
Potential rating after completing steps 1 to 5	82 B

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

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	Richard Brown
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300074
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 January 2018
Date of certificate	27 January 2018
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).

There are no related certificates for this property.

 Help (/help)
 Accessibility (/accessibility-statement)
 Cookies (/cookies)

 Give feedback (https://forms.office.com/e/hUnC3Xq1T4)
 Service performance (/service-performance)

OGL

All content is available under the <u>Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/)</u>, except where otherwise stated



ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworl