Energy performance certificate (EPC)

1 Sea View Street CEMAES BAY LL67 0ER Energy rating

G

Valid until: 6 August 2033

Certificate number: 0794-2026-6208-7227-4200

Property type end-terrace house

Total floor area 77 square metres

Rules on letting this property



You may not be able to let this property

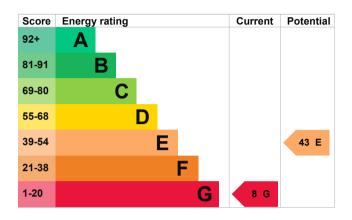
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G. It has the potential to be E.

<u>See how to improve this property's energy 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, bottled LPG	Very poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 348 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £3,338 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 £1,225 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 16,238 kWh per year for heating
- 2,036 kWh per year for hot water

Impact on the environment	This property produces	5.9 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.	This property's potential production	2.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	

of energy.

6 tonnes of CO2

These ratings are based on assumptions about

living at the property may use different amounts

average occupancy and energy use. People

Changes you could make

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£106
2. Cavity wall insulation	£500 - £1,500	£119
3. Internal or external wall insulation	£4,000 - £14,000	£619
4. Floor insulation (solid floor)	£4,000 - £6,000	£106
5. Heating controls (TRVs)	£350 - £450	£119
6. Solar water heating	£4,000 - £6,000	£120

Step	Typical installation cost	Typical yearly saving
7. High performance external doors	£1,000	£35
8. Solar photovoltaic panels	£3,500 - £5,500	£718

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 www.gov.uk/improve-energy-efficiency.

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 Shaun Richards Telephone 07796715304

Email <u>shaunrichards109@btinternet.com</u>

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 STRO011240 Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
1 August 2023
7 August 2023
RdSAP