Energy performance certificate (EPC)			
103 Gnoll Park Road	Energy rating	Valid until:	4 October 2032
NEATH SA11 3DH	E	Certificate number:	4511-0032-0102-0600- 0192
Property type		End-terrace house	
Total floor area		143 square metres	

Rules on letting this property

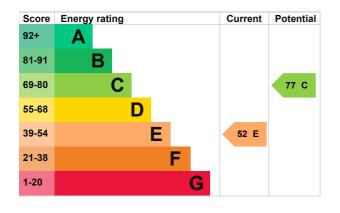
Properties can be let if they have an energy rating from A to E.

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 E. 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	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	Roof room(s), ceiling insulated	Very poor
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 62% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 325 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,617 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 £595 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 29,903 kWh per year for heating
- 2,441 kWh per year for hot water

Impact on the enviro	nment	This property produces	8.2 tonnes of CO2
This property's environmenta E. It has the potential to be C		This property's potential production	3.9 tonnes of CO2
Properties get a rating from A (worst) on how much carbon they produce each year.	· · ·	You could improve this pro emissions by making the s This will help to protect the	suggested changes.
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£139
2. Internal or external wall insulation	£4,000 - £14,000	£380
3. Floor insulation (solid floor)	£4,000 - £6,000	£42
4. Low energy lighting	£15	£35
5. Solar photovoltaic panels	£3,500 - £5,500	£379

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	Raymond Harris
Telephone	01639 772880
Email	ray.harris21@hotmail.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	Quidos Limited	
Assessor's ID	QUID200144	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	5 October 2022
Date of certificate	5 October 2022
Type of assessment	RdSAP