# Energy performance certificate (EPC)

| Bothy Flat<br>Llanover<br>ABERGAVENNY<br>NP7 9EF | Energy rating<br><br>**E** | Valid until: | **11 September 2025** |
|---|---|---|---|
| | | Certificate number: | **0588-1024-7281-3985-9920** |

## Property type

Top-floor flat

## Total floor area
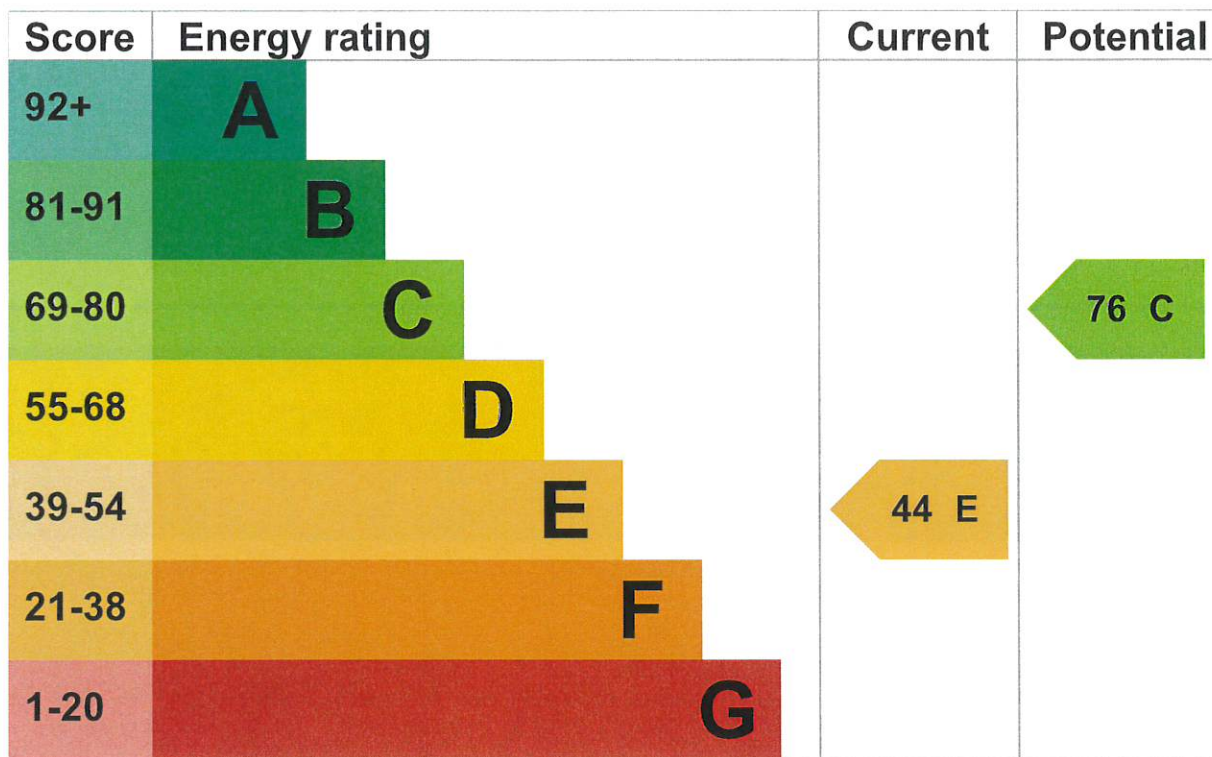
94 square metres

## 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-standard-landlord-guidance).

## Energy rating and score

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

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | **A** | | |
| 81-91 | **B** | | |
| 69-80 | **C** | | ◀ 76 C |
| 55-68 | **D** | | |
| 39-54 | **E** | ◀ 44 E | |
| 21-38 | **F** | | |
| 1-20 | **G** | | |

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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 270 mm loft insulation | Good |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |

| Feature | Description | Rating |
|---|---|---|
| Floor | To external air, no insulation (assumed) | N/A |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

# Primary energy use

The primary energy use for this property per year is 477 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

# Additional information

Additional information about this property:

- Stone walls present, not insulated

## Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide ($CO_2$) they produce each year. $CO_2$ harms the environment.

## An average household produces

6 tonnes of $CO_2$

## This property produces

7.9 tonnes of $CO_2$

## This property's potential production

2.8 tonnes of $CO_2$

You could improve this property's $CO_2$ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

▶ Do I need to follow these steps in order?

## Step 1: Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£447

**Potential rating after completing step 1**

59 D

## Step 2: Floor insulation (suspended floor)

**Typical installation cost**

£800 - £1,200

**Typical yearly saving**

£264

**Potential rating after completing steps 1 and 2**

67 D

## Step 3: Draught proofing

**Typical installation cost**

£80 - £120

**Typical yearly saving**

£29

**Potential rating after completing steps 1 to 3**

68 D

# Step 4: Replace boiler with new condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£191

**Potential rating after completing steps 1 to 4**

74 C

# Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

**Typical yearly saving**

£68

**Potential rating after completing steps 1 to 5**

76 C

# 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.

**Estimated energy use and potential savings**

Based on average energy costs when this EPC was created:

**Estimated yearly energy cost for this property**

£1687

**Potential saving if you complete every step in order**

£998

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 property.

# Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

| Type of heating | Estimated energy used |
| --- | --- |
| Space heating | 21294 kWh per year |
| Water heating | 2890 kWh per year |

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
| --- | --- |
| Solid wall insulation | 7273 kWh per year |

# Saving energy in this property

Find ways to save energy in your home.

### 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
Stephen Harper

## Telephone
01594 810090

## Email
forestenergyassessors@talktalk.net

# Accreditation scheme contact details

## Accreditation scheme
NHER

## Assessor ID

NHER003750

## Telephone
01455 883 250

## Email
enquiries@elmhurstenergy.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
8 September 2015

## Date of certificate
12 September 2015

## Type of assessment
▶ RdSAP

## 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.