Energy performance certificate (EPC)		
2, Bailey Street MOUNTAIN ASH CF45 3AE	Energy rating	Valid until: 23 October 2026 Certificate number: 2878-8951-7270-4186-0934
Property type	Mid-terrace house	
Total floor area		74 square metres

Rules on letting this property

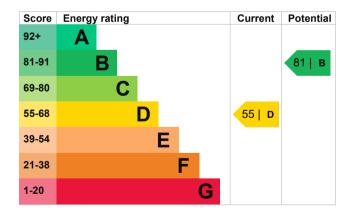
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 50% 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 380 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

Environmental impact of this property		This property produces	5.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.	
Properties with an A rating p	roduce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (55) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£35
2. Cavity wall insulation	£500 - £1,500	£63
3. Internal or external wall insulation	£4,000 - £14,000	£110
4. Floor insulation (solid floor)	£4,000 - £6,000	£35
5. Low energy lighting	£20	£21
6. Heating controls (room thermostat and TRVs)	£350 - £450	£100
7. Solar water heating	£4,000 - £6,000	£33
8. Solar photovoltaic panels	£5,000 - £8,000	£279

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating us
Estimated yearly energy cost for this property	£1113	Heating a pro majority of er Estimated
Potential saving	£397	property Type of heatin
The estimated cost shows how muc average household would spend in t for heating, lighting and hot water. It on how energy is used by the people property.	this property is not based	Space heating Water heating Potential e insulation
The potential saving shows how mu you could save if you <u>complete each</u> recommended step in order.		Type of insula Loft insulation
For advice on how to reduce your en	nergy bills	Cavity wall in

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	15609 kWh per year
Water heating	2547 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation Loft insulation	Amount of energy saved 3011 kWh per year

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	Nicholas Davies
Telephone	0203 397 8220
Email	help@epconline.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID205154 01225 667 570 info@guidos.co.uk

No related party 23 October 2016 24 October 2016 RdSAP