Energy performance certificate (EPC)			
125 MERTHYR MAWR ROAD BRIDGEND CF31 3NY	Energy rating	Valid until: Certificate number:	3 June 2031 0067-2200-4609-5762-2000
Property type		Detached house	
Total floor area		143 square metres	

Rules on letting this property

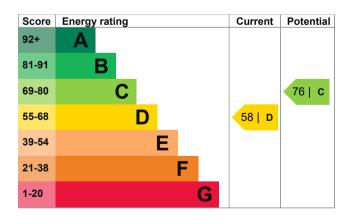
Properties can be rented if they have an energy rating from A to E.

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 C.

<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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
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 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 267 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	6.7 tonnes of CO2	

This property's potential 3.8 tonnes of CO2 production

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.

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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (58) to C (76).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£261
2. Floor insulation (solid floor)	£4,000 - £6,000	£72
3. Low energy lighting	£15	£25
4. Solar photovoltaic panels	£3,500 - £5,500	£365

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		Estimated energy used to heat this property	
Pereira en 196		Space heating	21527 kWh per year
Estimated yearly energy cost for this property	£1398		
		Water heating	2144 kWh per year
Potential saving	£358		
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
on how energy is used by the people livir property.	ng at the	Loft insulation	137 kWh per year
The estimated saving is based on making		Cavity wall insulation	5330 kWh per year
the recommendations in <u>how to improve</u> property's energy performance.	<u>this</u>		ceive <u>Renewable Heat</u> ps://www.gov.uk/domestic-
		renewable-heat-incentive). This will help to reduce
For advice on how to reduce your energy visit <u>Simple Energy Advice</u>	bills	carbon emissions by re heating system with on	
(https://www.simpleenergyadvice.org.uk/).		renewable heat. The es	stimated energy required ating will form the basis

of the payments.

Heating use in this property

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

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 Telephone Email David Jones 02920 752 133 <u>david.jones021@outlook.com</u>

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201485
Telephone	01225 667 570
Email	<u>info@quidos.co.uk</u>

Assessment details

Assessor's declaration	No related party
Date of assessment	3 June 2021
Date of certificate	4 June 2021
Type of assessment	RdSAP