

Energy performance certificate (EPC)

15, Kensington Avenue CARDIFF CF5 1BU	Energy rating E	Valid until:	5 June 2028
		Certificate number:	2448-6035-7235-5088-2930

Property type	Mid-terrace house
Total floor area	119 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)

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Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 62% of fixed outlets	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 364 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain
- Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend **£1,550 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 £799 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:
- 18,846 kWh per year for heating
 - 2,961 kWh per year for hot water

Impact on the environment

This property's 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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.6 tonnes of CO2
This property's potential reduction	2.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will

Help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£300 - £450
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Potential rating after completing step 1	56 D
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Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£100 - £150
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Potential rating after completing steps 1 and 2	60 D
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Step 3: Draught proofing

Typical installation cost	£80 - £120
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Typical yearly saving	£10 - £15
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Potential rating after completing steps 1 to 3	60 D
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Step 4: Low energy lighting

Typical installation cost	£200 - £300
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Typical yearly saving	£20 - £30
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Potential rating after completing steps 1 to 4	61 D
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Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£50 - £60
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Potential rating after completing steps 1 to 5	62 D
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Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£220 - £280
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Potential rating after completing steps 1 to 6	70 C
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Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£400 - £600
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**potential rating after completing
steps 1 to 7**

72 C

step 8: Double glazed windows

replace single glazed windows with low-E double glazed windows

typical installation cost

£3,300 - £6,500

typical yearly saving

£200

**potential rating after completing
steps 1 to 8**

73 C

step 9: Solar photovoltaic panels, 2.5 kWp

typical installation cost

£5,000 - £8,000

typical yearly saving

£310

**potential rating after completing
steps 1 to 9**

81 B

advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Free energy saving improvements: [Nest](#)

Insulation: [Great British Insulation Scheme](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Help from your energy supplier: [Energy Company Obligation](#)

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

David Spernaes

Telephone

[07762689488](tel:07762689488)

Email

djspernaes@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

ECMK

Assessor's ID

ECMK300754

Telephone

[0333 123 1418](tel:03331231418)

Email

info@ecmk.co.uk

About this assessment