Energy performance certificate (EPC)

65 Upper Kincraig Street Roath CARDIFF CF24 3HB	Energy rating **D**	Valid until:	**22 November 2032**
		Certificate number:	**2156-9111-2589-7155-8319**

roperty type	Mid-terrace house
otal floor area	65 square metres

Rules on letting this property

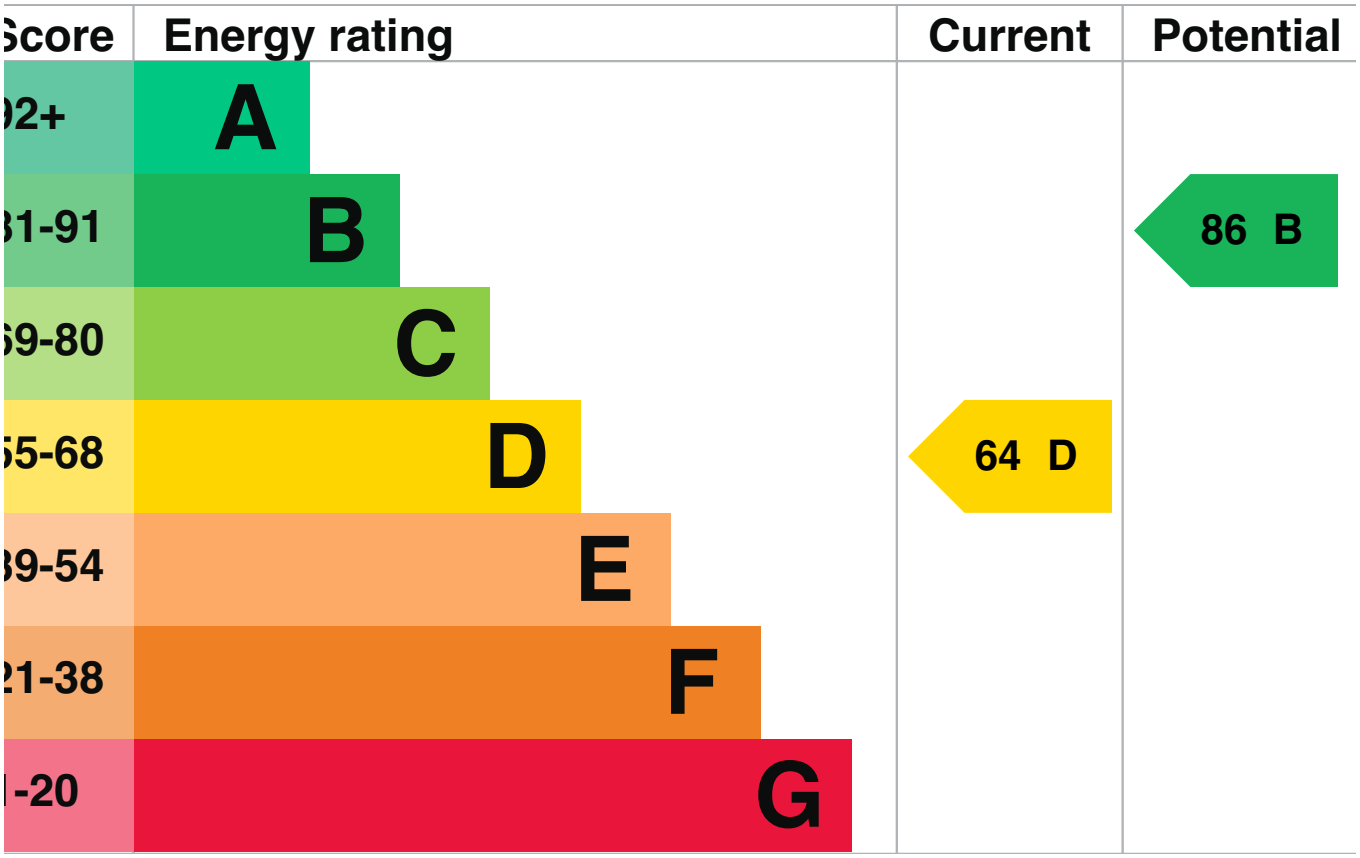
operties can be let if they have an energy rating from A to E.

ou can read guidance for landlords on the regulations and exemptions
tps://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance

Energy rating and score

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

ee how to improve this property's energy efficiency.



ıe graph shows this property's current and potential energy rating.

'operties get a rating from A (best) to G (worst) and a score. The better the rating and ore, the lower your energy bills are likely to be.

ır properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

3reakdown of property's energy ıerformance

eatures in this property

eatures get a rating from very good to very poor, based on how energy efficient they are. atings are not based on how well features work or their condition.

ssumed ratings are based on the property's age and type. They are used for features the

sessor could not inspect.

eature	Description	Rating
all	Sandstone or limestone, as built, no insulation (assumed)	Very poo
all	Cavity wall, as built, no insulation (assumed)	Poor
oof	Pitched, 200 mm loft insulation	Good
oof	Flat, limited insulation (assumed)	Very poo
indow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
ot water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very goo
oor	Solid, no insulation (assumed)	N/A
econdary heating	None	N/A

rimary energy use

ne primary energy use for this property per year is 259 kilowatt hours per square metre Wh/m2).

About primary energy use

dditional information

dditional information about this property:

- Dwelling may be exposed to wind-driven rain

low this affects your energy bills

n average household would need to spend **£663 per year on heating, hot water and ghting** in this property. These costs usually make up the majority of your energy bills.

ou could **save £192 per year** if you complete the suggested steps for improving this operty's energy rating.

his is **based on average costs in 2022** when this EPC was created. People living at the operty may use different amounts of energy for heating, hot water and lighting.

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leating this property

stimated energy needed in this property is:

- 9,615 kWh per year for heating
- 1,829 kWh per year for hot water

mpact on the environment

his property's environmental impact rating is D. It has the potential to be B.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they oduce each year.

arbon emissions

n average household produces	6 tonnes of CO
his property produces	3.0 tonnes of CO
his property's potential roduction	0.8 tonnes of CO

ou could improve this property's CO2 emissions by making the suggested changes. This wi elp to protect the environment.

hese ratings are based on assumptions about average occupancy and energy use. People ing 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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,50
Typical yearly saving	£2
Potential rating after completing step 1	65 D

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,50
Typical yearly saving	£3
Potential rating after completing steps 1 and 2	67 D

Step 3: Internal wall insulation

Typical installation cost	£4,000 - £14,00
Typical yearly saving	£8
Potential rating after completing steps 1 to 3	72 C

tep 4: Floor insulation (solid floor)

ypical installation cost	£4,000 - £6,0
ypical yearly saving	£2
otential rating after completing eps 1 to 4	73 C

tep 5: Solar water heating

ypical installation cost	£4,000 - £6,0
ypical yearly saving	£2
otential rating after completing eps 1 to 5	74 C

tep 6: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,5
ypical yearly saving	£3
otential rating after completing eps 1 to 6	86 B

dvice on making energy saving improvements

et detailed recommendations and cost estimates

peak to an advisor from Nest

elp paying for energy saving improvements

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

Free energy saving improvements: Nest
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

you're unhappy about your property's energy assessment or certificate, you can complain t
e assessor who created it.

ssessor's name	Kathryn Ann Morris-Griffiths
elephone	07814192177
mail	mrsepc@aol.co.uk

Contacting the accreditation scheme

you're still unhappy after contacting the assessor, you should contact the assessor's
creditation scheme.

ccreditation scheme	ECMK
ssessor's ID	ECMK300171
elephone	0333 123 1418
mail	info@ecmk.co.uk