

Energy performance certificate (EPC)

Apartment 37 Dixie Bute Street CARDIFF CF10 5EA	Energy rating C	Valid until:	2 June 2036
		Certificate number:	5536-3126-9600-0347-3202

property type	Top-floor flat
total floor area	41 square metres

Rules on letting this property

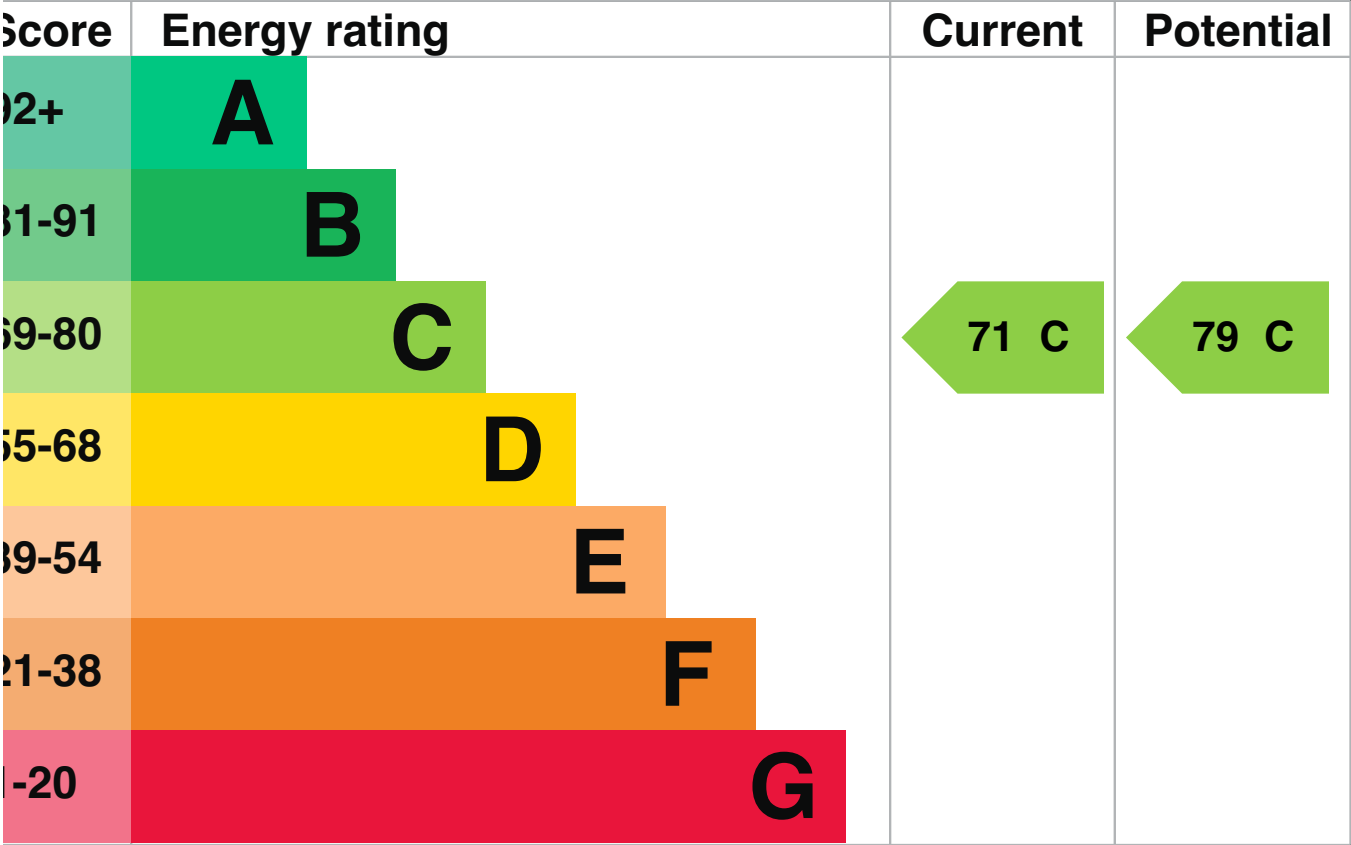
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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



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 all 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	System built, as built, insulated (assumed)	Good
Roof	Flat, insulated	Good
Window	Fully double glazed	Average

main heating	Room heaters, electric	Poor
main heating control	Programmer and appliance thermostats	Good
hot water	Electric immersion, off-peak	Average
lighting	Good lighting efficiency	Good
door	(another dwelling below)	N/A
air tightness	(not tested)	N/A
secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 139 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£907 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 £233 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 1,875 kWh per year for heating
- 1,745 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

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	0.5 tonnes of CO2
This property's potential production	0.5 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: High heat retention storage heaters and dual rate meter

Typical installation cost	£800 - £1,600
Typical yearly saving	£230
Potential rating after completing step 1	79 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

help paying for energy saving improvements

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

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

Who to contact about this certificate

Contacting the assessor

rou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who create

ssessor's name	Anthony Gee
elephone	07868 756479
mail	epcs1234@gmail.com

Contacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/010671
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

About this assessment

ssessor's declaration	No related party
ate of assessment	3 June 2026
ate of certificate	3 June 2026

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

Certificate number

[8904-6183-3939-8027-1153 \(/energy-certificate/8904-6183-3939-8027-1153\)](#)

Expired on

28 September 2025



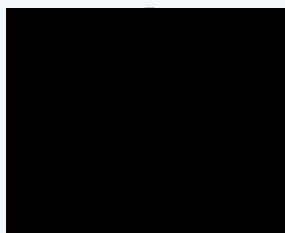
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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