Energy performance certificate (EPC)

57 Cae Nant Gledyr CAERPHILLY CF83 2BB	Energy rating **C**	Valid until:	**22 November 2034**
		Certificate number:	**7434-4429-7409-0220-4226**

roperty type	Mid-terrace house
otal floor area	56 square metres

Rules on letting this property

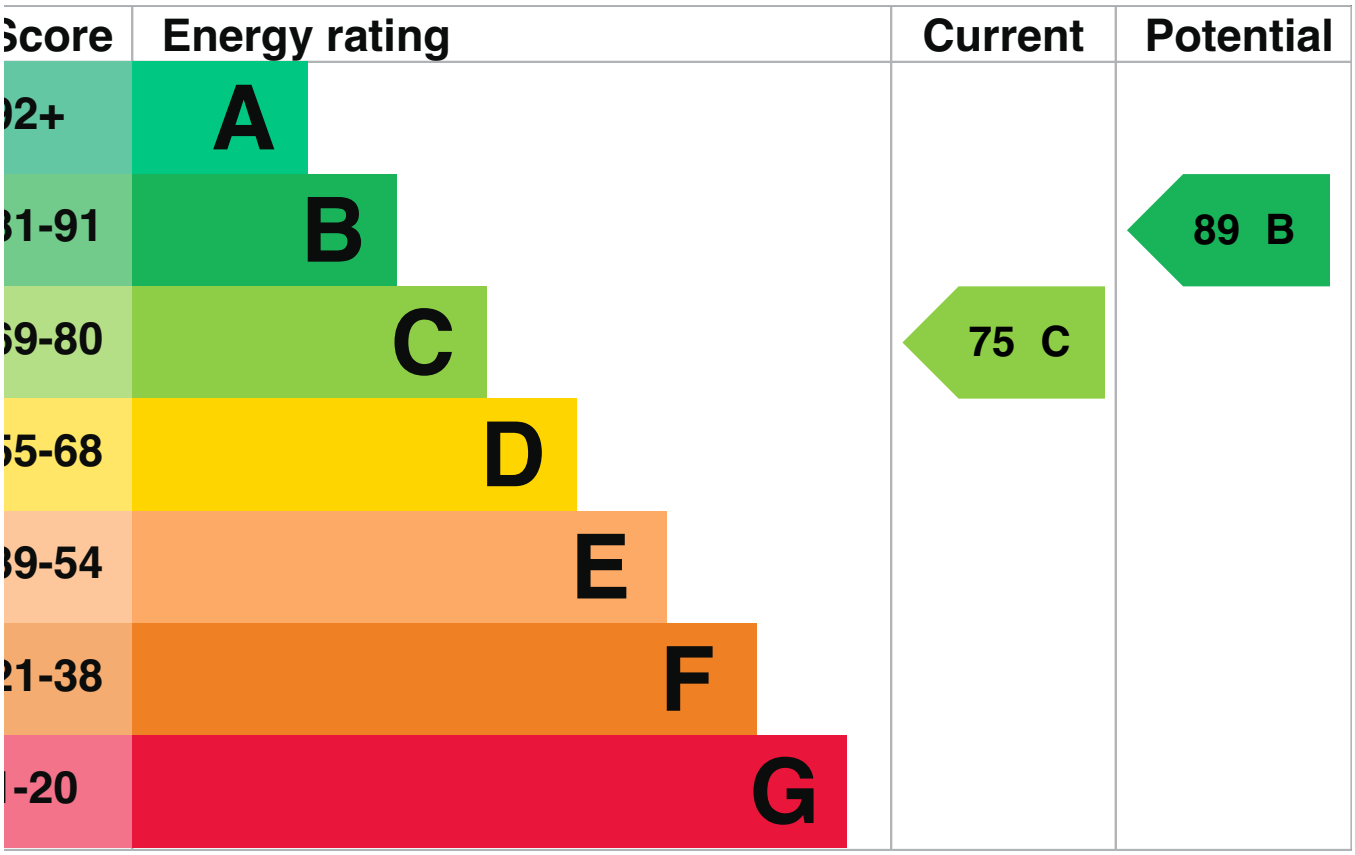
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rente operty-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



e 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 score, the lower your energ
s are likely to be.

r properties in England and Wales:

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

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on ho
ll features work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Average

ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Solid, limited insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£673 per year on heating, hot water and lighting** in this property. These sts usually make up the majority of your energy bills.

u could **save £40 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2024** when this EPC was created. People living at the property may use different nounts of energy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 5,188 kWh per year for heating
- 1,595 kWh per year for hot water

mpact on the environment

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

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	1.9 tonnes of CO
his property's potential production	0.7 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the vironment.

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

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£4
otential rating after completing ep 1	76 C

tep 2: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£46
otential rating after completing eps 1 and 2	89 B

dvice on making energy saving improvements

t detailed recommendations and cost estimates

eak to an advisor from Nest

lelp paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Vho to contact about this certificate

ontacting the assessor

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

ssessor's name	Nicholas Jones
elephone	07561893196
mail	nmgjones2@icloud.com

ontacting the accreditation scheme

ou'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/026866
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	20 November 2024
ate of certificate	23 November 2024

ype of assessment	▶ RdSAP

)ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	8472-6424-7100-8021-4906 (/energy-certificate/8472-6424-7100-8021-4906)
xpired on	12 April 2022
ertificate number	8498-3497-0020-2106-7213 (/energy-certificate/8498-3497-0020-2106-7213)
xpired on	1 December 2019