Energy performance certificate (EPC)

9 Whiteacre Close Thornhill CARDIFF CF14 9DG	Energy rating **C**	Valid until:	**11 July 2033**
		Certificate number:	**0417-9523-3000-1192-0292**

roperty type	Mid-terrace house
otal floor area	50 square metres

Rules on letting this property

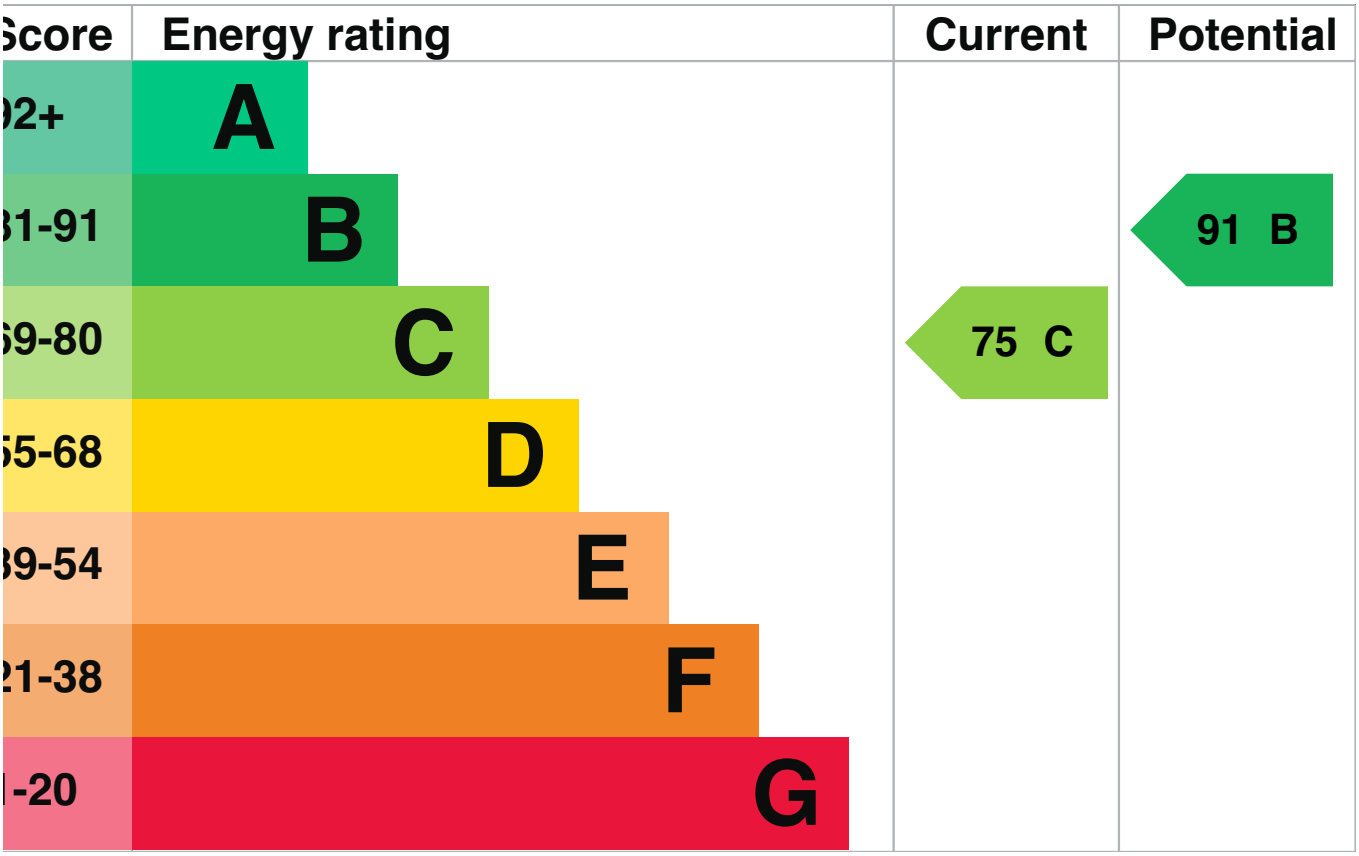
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-nted-property-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 ergy bills 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 o w well 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 spect.

ature	Description	Rating

ıll	Cavity wall, as built, insulated (assumed)	Good
›of	Pitched, 250 mm loft insulation	Good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average
ıt water	From main system	Good
ghting	Low energy lighting in 86% of fixed outlets	Very good
›or	Solid, limited insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 164 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£833 per year on heating, hot water and lighting** in this property. ese costs usually make up the majority of your energy bills.

u could **save £70 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2023** when this EPC was created. People living at the property may use differe nounts of energy for heating, hot water and lighting.

---

eating this property

timated energy needed in this property is:

- 3,241 kWh per year for heating
- 1,704 kWh per year for hot water

mpact on the environment

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

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 CC
his property produces	1.4 tonnes of CC
his property's potential roduction	0.3 tonnes of CC

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 ay use 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	£7
otential rating after completing ep 1	77 C

tep 2: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£74
otential rating after completing eps 1 and 2	91 B

dvice on making energy saving improvements

t detailed recommendations and cost estimates

eak to an advisor from Nest

elp 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

ontacting the assessor

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

ssessor's name	Benjamin Edwards
elephone	03330509980
mail	bajeepc@gmail.com

ontacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO034408
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	12 July 2023
ate of certificate	12 July 2023
ype of assessment	▶ RdSAP

Other 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	0568-2059-7226-0797-3984 (/energy-certificate/0568-2059-7226-0797-3984)
xpired on	7 March 2023