# Energy performance certificate (EPC)

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|---|---|---|---|
| Cross Hill<br>Llanfihangel-Ar-Arth<br>PENCADER<br>SA39 9HU | Energy rating<br>**F** | Valid until: | **10 July 2035** |
| | | Certificate number: | **0929-1185-6002-0793-0506** |

| | |
|---|---|
| **Property type** | Detached house |
| **Total floor area** | 201 square metres |

## Rules on letting this property

### You may not be able to let this property

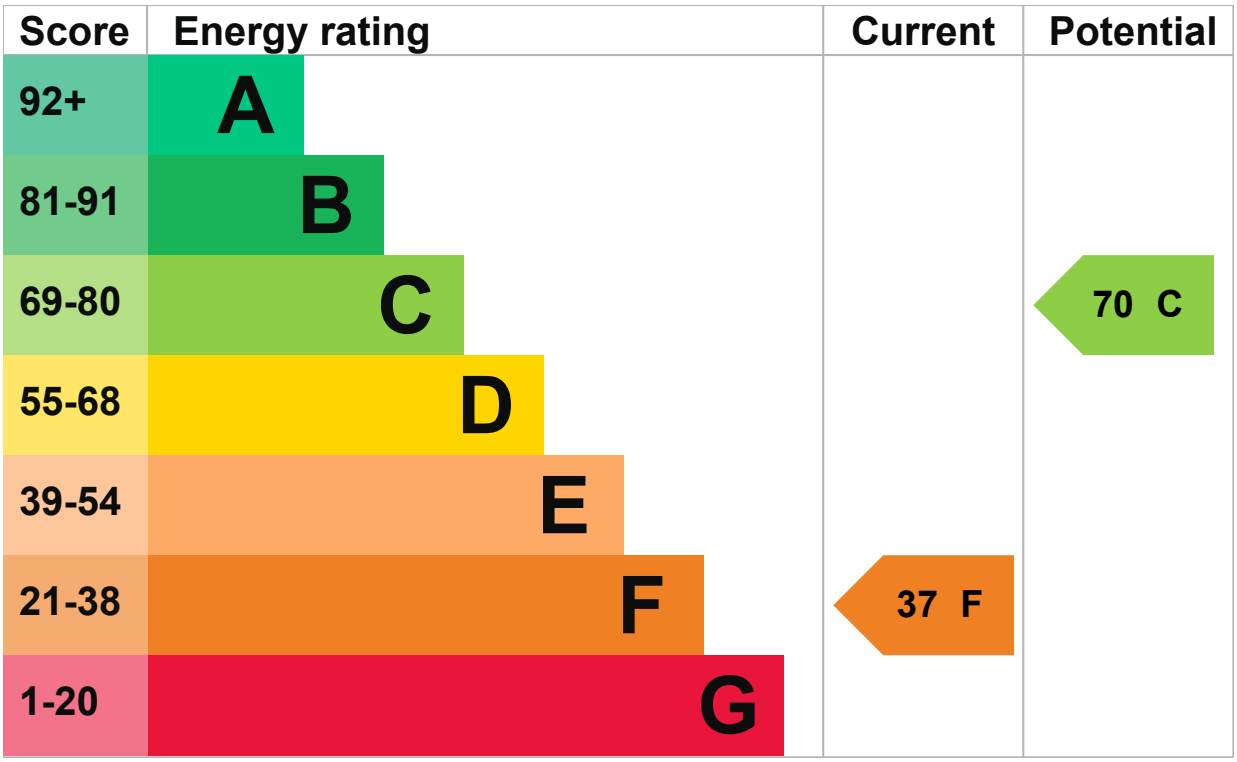
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## Energy rating and score

This property's energy rating is F. 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 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 | Sandstone, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Flat, limited insulation | Very poor |
| Window | Mostly double glazing | Poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | Below average lighting efficiency | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 290 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

## Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

# 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/)

# How this affects your energy bills

An average household would need to spend **£4,216 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 £1,843 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 30,203 kWh per year for heating
- 8,406 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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** | 13.0 tonnes of CO2 |
| **This property's potential production** | 6.7 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: Flat roof or sloping ceiling insulation

| | |
|---|---|
| **Typical installation cost** | £900 - £1,200 |
| **Typical yearly saving** | £134 |
| **Potential rating after completing step 1** | **39 E** |

## Step 2: Internal wall insulation

| | |
|---|---|
| **Typical installation cost** | £7,500 - £11,000 |
| **Typical yearly saving** | £947 |
| **Potential rating after completing steps 1 and 2** | **53 E** |

## Step 3: Floor insulation (solid floor)

| | |
|---|---|
| **Typical installation cost** | £5,000 - £10,000 |
| **Typical yearly saving** | £146 |
| **Potential rating after completing steps 1 to 3** | **56 D** |

## Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

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| **Typical installation cost** | £20 - £40 |
| **Typical yearly saving** | £279 |

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|---|---|
| **Potential rating after completing steps 1 to 4** | **60 D** |

## Step 5: Low energy lighting

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|---|---|
| **Typical installation cost** | £510 - £595 |
| **Typical yearly saving** | £135 |
| **Potential rating after completing steps 1 to 5** | **62 D** |

## Step 6: Heating controls (room thermostat)

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|---|---|
| **Typical installation cost** | £220 - £250 |
| **Typical yearly saving** | £123 |
| **Potential rating after completing steps 1 to 6** | **64 D** |

## Step 7: Solar water heating

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|---|---|
| **Typical installation cost** | £4,000 - £7,000 |
| **Typical yearly saving** | £79 |
| **Potential rating after completing steps 1 to 7** | **65 D** |

## Step 8: Solar photovoltaic panels, 2.5 kWp

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|---|---|
| **Typical installation cost** | £8,000 - £10,000 |
| **Typical yearly saving** | £319 |
| **Potential rating after completing steps 1 to 8** | **70 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

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** | Robin Gerard |
| **Telephone** | 07796 424191 |
| **Email** | dyfedenergy@gmail.com |

## Contacting the accreditation scheme

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

| | |
|---|---|
| **Accreditation scheme** | Quidos Limited |
| **Assessor's ID** | QUID200713 |
| **Telephone** | 01225 667 570 |
| **Email** | info@quidos.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 11 July 2025 |
| **Date of certificate** | 11 July 2025 |
| **Type of assessment** | ▶ RdSAP |

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

There are no related certificates for this property.



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