Energy performance certificate (EPC)

9 Lloyds Terrace Adpar NEWCASTLE EMLYN SA38 9NS	Energy rating **E**	Valid until:	**26 March 2036**
		Certificate number:	**8420-2975-0022-3001-0663**

Property type	Mid-terrace house
Total floor area	113 square metres

Rules on letting this property

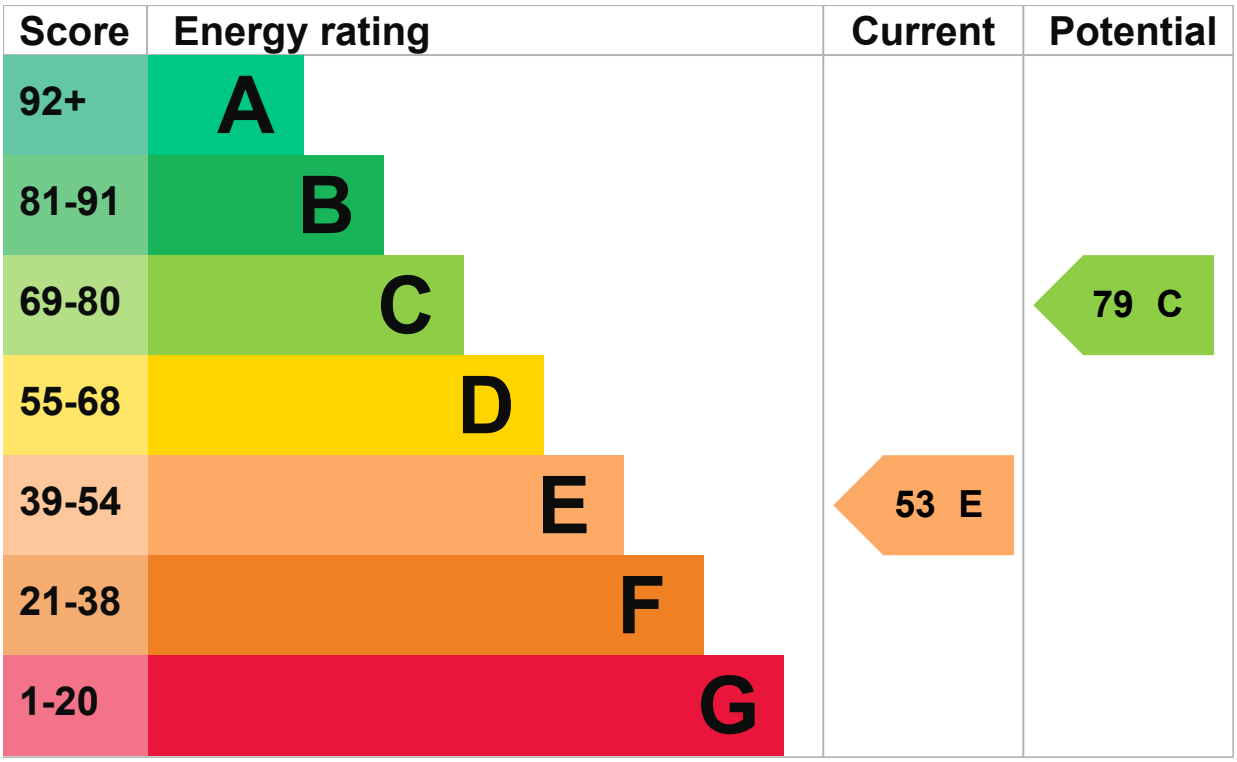
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. 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)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	From secondary system, no cylinder thermostat	Very poor
Lighting	Below average lighting efficiency	Very poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, oil	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:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 270 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Smart meters

This property had **a smart meter for electricity** 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£3,055 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 £1,471 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:

- 13,310 kWh per year for heating
- 4,397 kWh per year for hot water

Impact on the environment

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

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	5.0 tonnes of CO2
This property's potential production	2.4 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: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£819
Potential rating after completing step 1	**65 D**

Step 2: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£97
Potential rating after completing steps 1 and 2	**67 D**

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£20 - £40
Typical yearly saving	£37
Potential rating after completing steps 1 to 3	**68 D**

Step 4: Low energy lighting

Typical installation cost	£2,220 - £2,590
Typical yearly saving	£134

Potential rating after completing steps 1 to 4	**70 C**

Step 5: Hot water cylinder thermostat

Typical installation cost	£130 - £180
Typical yearly saving	£29
Potential rating after completing steps 1 to 5	**72 C**

Step 6: High heat retention storage heaters

Typical installation cost	£2,800 - £5,600
Typical yearly saving	£224
Potential rating after completing steps 1 to 6	**75 C**

Step 7: Solar water heating

Typical installation cost	£4,000 - £7,000
Typical yearly saving	£63
Potential rating after completing steps 1 to 7	**77 C**

Step 8: Heat recovery system for mixer showers

Typical installation cost	£600 - £1,500
Typical yearly saving	£49
Potential rating after completing steps 1 to 8	**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

You 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

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	27 March 2026
Date of certificate	27 March 2026
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).

Certificate number	8490-6891-8529-7377-1073 (/energy-certificate/8490-6891-8529-7377-1073)
Expired on	30 October 2023

OGL

All content is available under the Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

© Crown copyright (https://www.nationalarchives.gov.uk/information-management/re-

using-public-sector-information/uk-government-licensing-framework/crown-copyright/)