# Energy performance certificate (EPC)

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|---|---|---|---|
| Melrose<br>Pentrecagal<br>NEWCASTLE EMLYN<br>SA38 9HY | Energy rating<br>**E** | Valid until: | **1 April 2029** |
| | | Certificate number: | **0445-2889-7644-9301-4995** |

| | |
|---|---|
| Property type | Detached bungalow |
| Total floor area | 55 square metres |

## Rules on letting this property

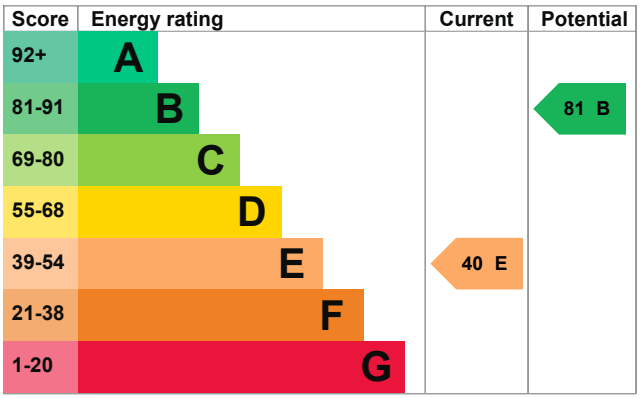
Properties can be let if they have an energy rating from A to E.

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 B.

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 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 75 mm loft insulation | Average |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | No low energy lighting | Very poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

## Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£801 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 £361 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 12,781 kWh per year for heating
- 2,562 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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

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|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 5.4 tonnes of CO2 |
| This property's potential production | 1.9 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

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Increase loft insulation to 270 mm** | £100 - £350 | £21 |
| **2. Cavity wall insulation** | £500 - £1,500 | £35 |
| **3. Internal wall insulation** | £4,000 - £14,000 | £125 |
| **4. Floor insulation (solid floor)** | £4,000 - £6,000 | £47 |
| **5. Add additional 80 mm jacket to hot water cylinder** | £15 - £30 | £8 |
| **6. Low energy lighting** | £35 | £39 |
| **7. Solar water heating** | £4,000 - £6,000 | £37 |
| **8. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £51 |
| **9. Solar photovoltaic panels** | £5,000 - £8,000 | £313 |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

### Help paying for energy saving improvements

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

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/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.

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|---|---|
| Assessor's name | Hannah Chandler |
| Telephone | 07464 367 099 |
| Email | westwalesepcs@outlook.com |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO028791 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

### About this assessment

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|---|---|
| Assessor's declaration | Employed by the professional dealing with the property transaction |
| Date of assessment | 1 April 2019 |
| Date of certificate | 2 April 2019 |
| Type of assessment | RdSAP |