Energy performance certificate (EPC)

6, Malefant Street CARDIFF CF24 4QB	Energy rating **C**	Valid until:	**14 November 2029**
		Certificate number:	**8511-6629-5719-6137-5992**

roperty type	Mid-terrace house
otal floor area	121 square metres

Rules on letting this property

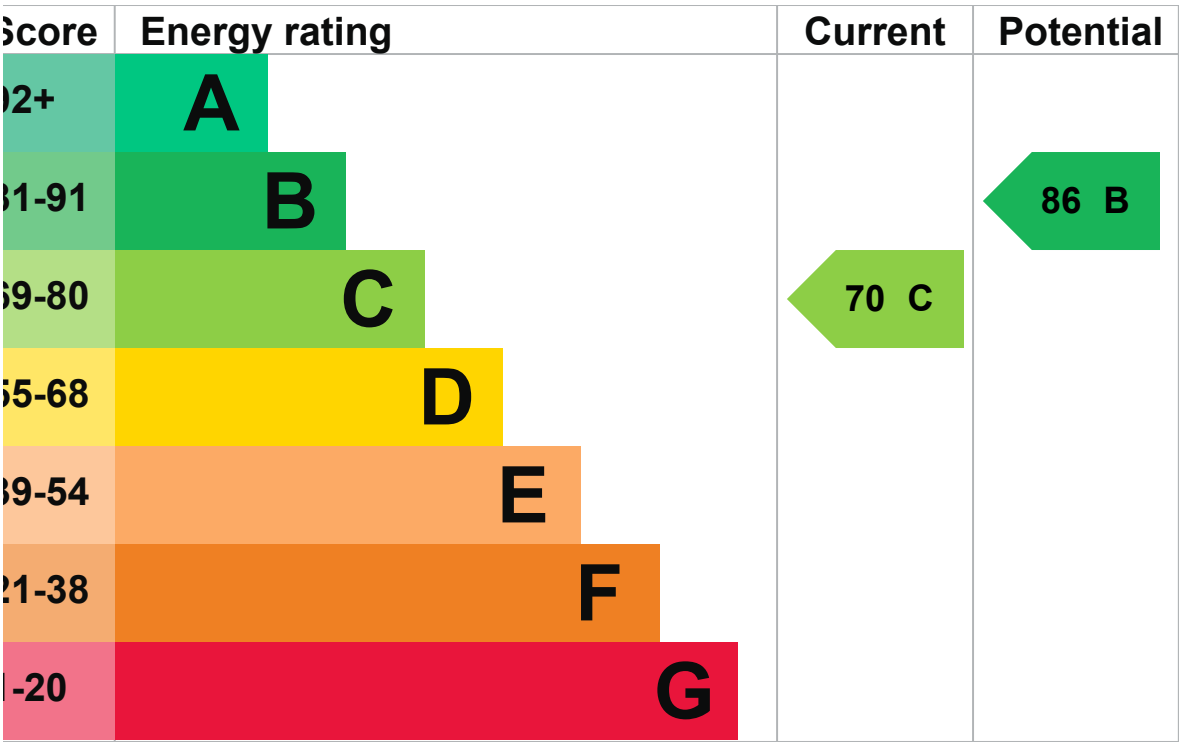
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-inimum-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 energy bills are ely 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 how well atures 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	Solid brick, as built, no insulation (assumed)	Poor
all	Cavity wall, as built, insulated (assumed)	Good
of	Pitched, 200 mm loft insulation	Good
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good

ature	Description	Rating
ain heating control	Programmer, no room thermostat	Very poor
t water	From main system	Good
ghting	Low energy lighting in 88% of fixed outlets	Very good
oor	Solid, no insulation (assumed)	N/A
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 176 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£832 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £229 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 11,307 kWh per year for heating
- 2,073 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is D. 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	3.8 tonnes of CO
his property's potential production	1.5 tonnes of CO

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

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

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

ypical installation cost	£4,000 - £14,0
ypical yearly saving	£1
otential rating after completing step 1	74 C

tep 2: Heating controls (room thermostat and TRVs)

ypical installation cost	£350 - £45
ypical yearly saving	£8
otential rating after completing steps and 2	77 C

tep 3: Solar water heating

ypical installation cost	£4,000 - £6,0
ypical yearly saving	£3
otential rating after completing steps to 3	78 C

tep 4: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,5
ypical yearly saving	£34
otential rating after completing steps to 4	86 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 created it.

ssessor's name	Dean Williams
elephone	07368227527
mail	williams.dean5@sky.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	STRO024373
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	13 November 2019

ate of certificate	15 November 2019
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	0156-2815-6791-9691-9521 (/energy-certificate/0156-2815-6791-9691-9521)
alid until	15 January 2029
ertificate number	9156-2819-6701-0608-4571 (/energy-certificate/9156-2819-6701-0608-4571)
xpired on	8 October 2018
ertificate number	9156-2812-6701-0608-8505 (/energy-certificate/9156-2812-6701-0608-8505)
xpired on	1 October 2018

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