Energy performance certificate (EPC)

Flat 3 Vincent Court Vincent Road CARDIFF CF5 5AQ	Energy rating **C**	Valid until:	**18 April 2034**
		Certificate number:	**4434-2124-2300-0828-7292**

roperty type	Ground-floor flat
otal floor area	57 square metres

Rules on letting this property

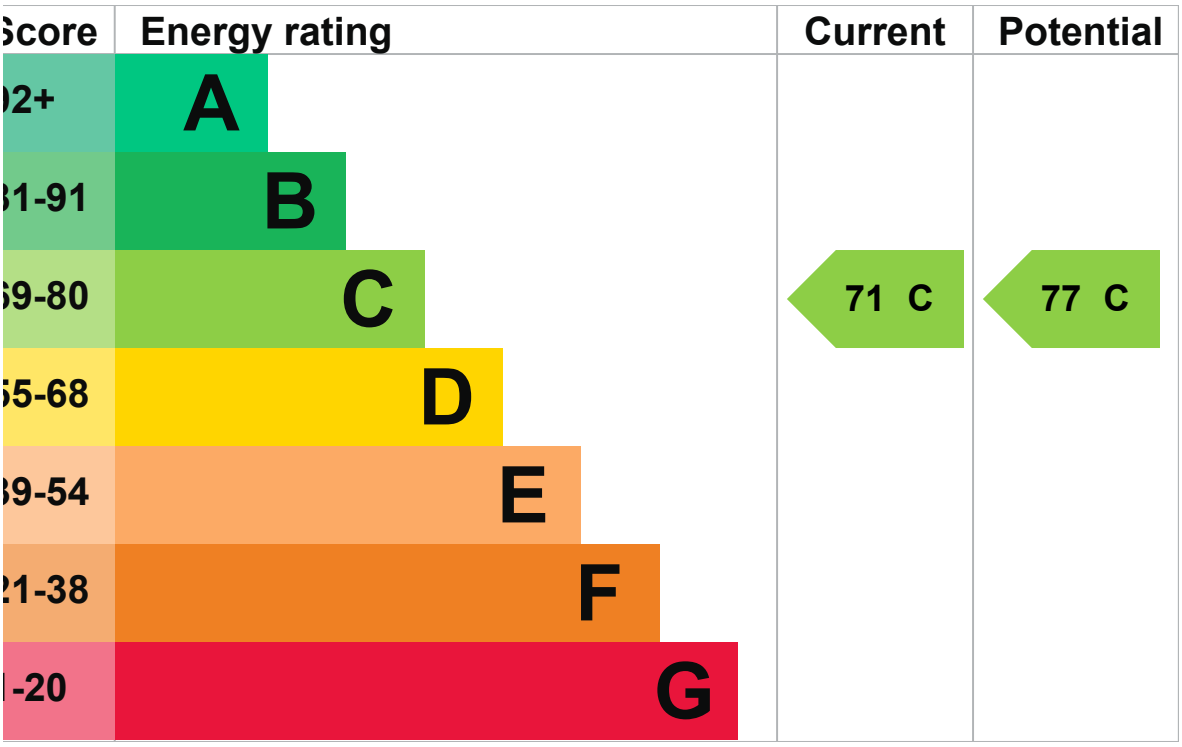
operties can be let if they have an energy rating from A to E.

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 C.

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	Cavity wall, as built, no insulation (assumed)	Poor
all	Cavity wall, as built, partial insulation (assumed)	Average
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good

ature	Description	Rating
t water	From main system	Good
ghting	Low energy lighting in 57% of fixed outlets	Good
oof	(another dwelling above)	N/A
oor	Suspended, no insulation (assumed)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- Cavity fill is recommended

low this affects your energy bills

average household would need to spend **£901 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 £215 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2024** 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:

- 3,790 kWh per year for heating
- 1,813 kWh per year for hot water

mpact on the environment

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

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	1.9 tonnes of CO
his property's potential production	1.4 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: Cavity wall insulation

ypical installation cost	£500 - £1,50
ypical yearly saving	£5
otential rating after completing step 1	72 C

tep 2: Floor insulation (suspended floor)

ypical installation cost	£800 - £1,20
ypical yearly saving	£8
otential rating after completing steps and 2	75 C

tep 3: Low energy lighting

ypical installation cost	£1
ypical yearly saving	£3
otential rating after completing steps to 3	76 C

tep 4: Replace boiler with new condensing boiler

ypical installation cost	£2,200 - £3,00
ypical yearly saving	£4
otential rating after completing steps to 4	77 C

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	Anita Hamonda
elephone	07904323234
mail	anita.h65@outlook.com

ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/024513
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	18 April 2024

ate of certificate	19 April 2024
/pe 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 ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

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/)