

# Energy performance certificate (EPC)

205 Caerleon Road  
NEWPORT  
NP19 7HA

Energy rating

**E**

Valid until: **13 December 2031**

Certificate number: **7339-2022-1109-0827-2296**

**Property type**

Top-floor flat

**Total floor area**

55 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Other	(other premises below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 395 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### [What is primary energy use?](#)

## Additional information

Additional information about this property:

- **Storage heater or dual immersion, and single electric meter**  
A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.
- **Cavity fill is recommended**

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

<b>n average household roduces</b>	<b>6 tonnes of CO2</b>
<b>his property produces</b>	<b>3.7 tonnes of CO2</b>
<b>his property's potential roduction</b>	<b>2.9 tonnes of CO2</b>

making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (40) to C (73).

[What is an energy rating?](#)



### Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

**Typical installation cost**

£850 - £1,500

**Typical yearly saving**

£198

**Potential rating after carrying out recommendation 1**

48 | E

### Recommendation 2: Cavity wall insulation

Cavity wall insulation

**Typical installation cost**

£500 - £1,500

**Typical yearly saving**

£68

**Potential rating after carrying out recommendations 1 and 2**

51 | E

### Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

**Typical installation cost**

£1,200 - £1,800

**Typical yearly saving**

£452

## Potential rating after carrying out recommendations 1 to 3

72 | C

## Recommendation 4: Heat recovery system for mixer showers

Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£27

## Potential rating after carrying out recommendations 1 to 4

73 | C

## Looking for energy improvements

Find [energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>).

### Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1352

Potential saving

£746

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Space heating

5140 kWh per year

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**Water heating**1666 kWh per year

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## Potential energy savings by installing insulation

**Type of insulation****Amount of energy saved** **cavity wall insulation**

327 kWh per year

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

**Assessor's name**

Darren Adie

**Telephone**

07703 723639

**Email**[energysolutionsuk@btinternet.com](mailto:energysolutionsuk@btinternet.com)

## Accreditation scheme contact details

**Accreditation scheme**

Elmhurst Energy Systems Ltd

**Assessor ID**

EES/020319

**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## Assessment details

Assessor's declaration	No related party
Date of assessment	13 December 2021
Date of certificate	14 December 2021
Type of assessment	▶ <a href="#">RdSAP</a>

### 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 [ecdg.digital-services@communities.gov.uk](mailto:ecdg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.