

Energy performance certificate (EPC)

11 REDWOOD CLOSE
TROWBRIDGE
CARDIFF
CF3 0BX

Energy rating

D

Valid until: **5 April 2031**

Certificate number: **0520-3005-7204-8609-3200**

Property type

Ground-floor flat

Total floor area

26 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 D. 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 | | 79 C |
| 55-68 | D | 59 D | |
| 39-54 | 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, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in 33% of fixed outlets | Average |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 592 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

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 (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

Current average household CO₂ production

6 tonnes of CO₂

CO₂ produced by this property

2.6 tonnes of CO₂

Potential CO₂ reduction for this property

1.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property’s CO₂ emissions by 0.9 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.

Improve this property's energy performance

Following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (59) to C (79).

[Do I need to follow these steps in order?](#)



Step 1: Floor insulation (solid floor)

For insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£91

Potential rating after completing step 1

65 | D

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£45

Potential rating after completing steps 1 and 2

67 | D

Step 3: Low energy lighting

Fit low energy lighting

Typical installation cost

£20

Typical yearly saving

£15

Potential rating after completing steps to 3

68 | D

Step 4: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost £400 - £600

Typical yearly saving £157

Potential rating after completing steps to 4

78 | C

Step 5: Replacement glazing units

Replacement glazing units

Typical installation cost £1,000 - £1,400

Typical yearly saving £29

Potential rating after completing steps to 5

79 | C

Looking for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property £659

Potential saving £338

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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

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

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
|-----------------|-----------------------|

| | |
|---------------|-------------------|
| Space heating | 2930 kWh per year |
|---------------|-------------------|

| | |
|---------------|-------------------|
| Water heating | 1818 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 | Wesley Drew |
|-----------------|-------------|

| | |
|-----------|---------------|
| Telephone | 07814 863 929 |
|-----------|---------------|

| | |
|-------|--|
| Email | wesleydrew@greenhousecardiff.co.uk |
|-------|--|

Accreditation scheme contact details

| | |
|----------------------|-----------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
|----------------------|-----------------------------|

| | |
|-------------|------------|
| Assessor ID | EES/001899 |
|-------------|------------|

Telephone

01455 883 250

Mailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

2 April 2021

Date of certificate

6 April 2021

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 ehc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number[0467-2874-6315-0821-4865 \(/energy-certificate/0467-2874-6315-0821-4865\)](#)**Expired on**

24 September 2019