

# Energy performance certificate (EPC)

3, Grahamstown Road  
Sedbury  
CHEPSTOW  
NP16 7AD

Energy rating

**D**

Valid until: **30 June 2022**

Certificate number: **2718-4096-7231-0122-0934**

**Property type**

Semi-detached house

**Total floor area**

77 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   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, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 199 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Additional information

Additional information about this property:

### Environmental impact of this property

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

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.

For an average household	6 tonnes of CO <sub>2</sub>
This property produces	2.9 tonnes of CO <sub>2</sub>
This property’s potential	0.8 tonnes of CO <sub>2</sub>

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making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.1 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 (67) to B (87).

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

**Step 1: Floor insulation**

Floor insulation

**Typical installation cost**

£800 - £1,200

**Typical yearly saving**

£37

**Potential rating after completing step 1**

69 | C

**Step 2: Low energy lighting**

Low energy lighting

**Typical installation cost**

£40

**Typical yearly saving**

£21

**Potential rating after completing steps 1 and 2**

70 | C

**Step 3: Replace boiler with new condensing boiler**

Condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£74

## Potential rating after completing steps to 3

75 | C

## Step 4: Solar water heating

Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £34

## Potential rating after completing steps to 4

77 | C

## Step 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost £9,000 - £14,000

Typical yearly saving £238

## Potential rating after completing steps to 5

87 | B

## 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 £649

Potential saving £194

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
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Space heating	5637 kWh per year
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Water heating	2717 kWh per year
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### 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	Stephen Pike
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Telephone	01291 630 872
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Email	<a href="mailto:steve.energyassessors@fsmail.net">steve.energyassessors@fsmail.net</a>
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## Accreditation scheme contact details

Accreditation scheme	BRE
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Assessor ID	BREC100105
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**Telephone**

01455 883 250

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

## Assessment details

**Assessor's declaration**

No related party

**Date of assessment**

29 September 2012

**Date of certificate**

1 July 2012

**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](mailto:ehc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.