Energy performance certificate (EPC)

Flat 10 Cross Keys Court Coleford Road Tutshill CHEPSTOW NP16 7FB	Energy rating **C**	Valid until:	**7 August 2029**
		Certificate number:	**0763-2868-7280-9001-1301**

roperty type	Top-floor flat
otal floor area	40 square metres

ules on letting this property

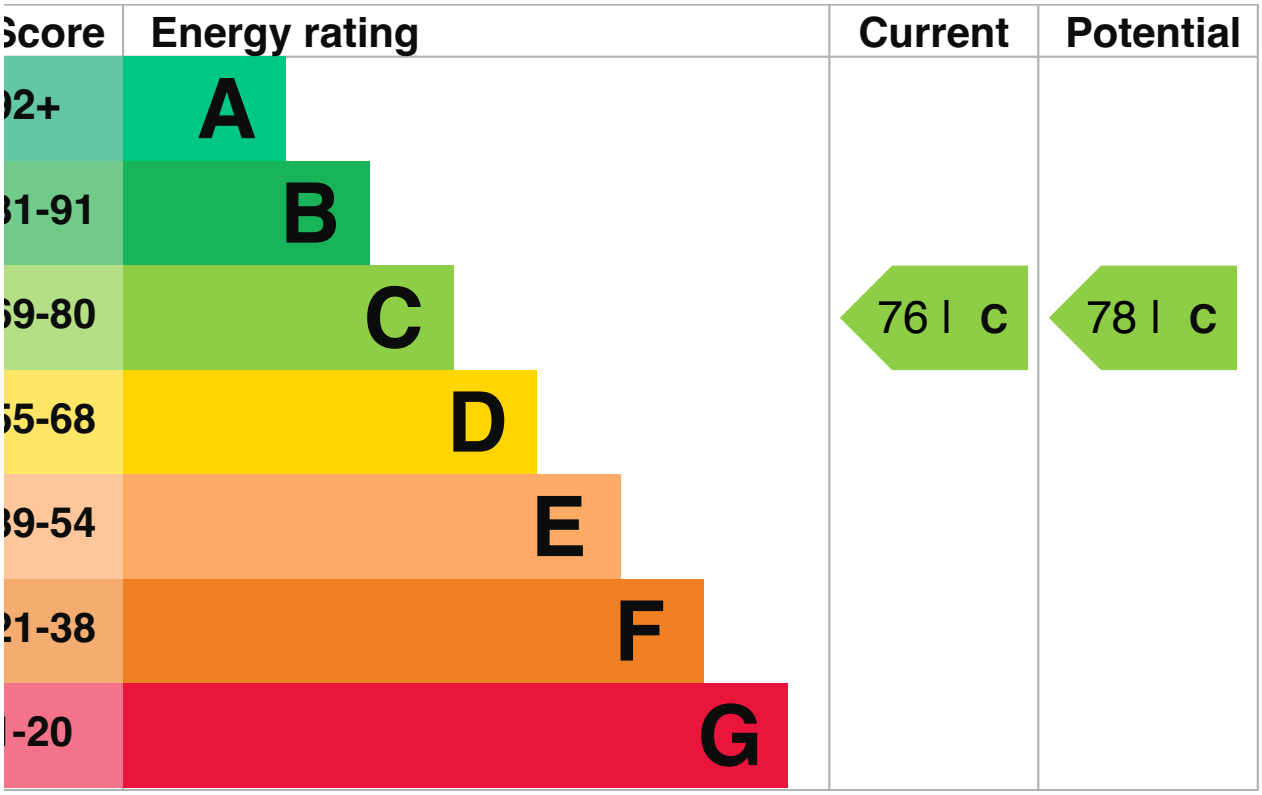
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-operty-minimum-energy-efficiency-standard-landlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

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

ature	Description	Rating
all	Cavity wall, as built, no insulation (assumed)	Poor
all	Cavity wall, as built, partial insulation (assumed)	Average
of	Pitched, 300 mm loft insulation	Very good
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	(another dwelling below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

dditional information

ditional information about this property:

- Cavity fill is recommended

nvironmental impact of this property

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

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

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

n average household produces	6 tonnes of CO
his property produces	1.2 tonnes of CO

his property's potential production 1.1 tonnes of CO

making the recommended changes, you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to otect the environment.

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

ıprove this property's energy performance

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

ırrying out these changes in order will improve the property's energy rating and score from C (76) C (78).

Potential energy rating

C

Do I need to follow these steps in order?

tep 1: Cavity wall insulation

ıvity wall insulation

ypical installation cost	£500 - £1,50
ypical yearly saving	£2
otential rating after completing step 1	78 I C

aying for energy improvements

u might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-ler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£34
otential saving	£2

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

e potential saving shows how much money you could save if you complete each recommended step in order.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

eating use in this property

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

stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	2703 kWh per year
ater heating	1551 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
vity wall insulation	581 kWh per year

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	Stephen Harper
elephone	01594 810090 07500804620
mail	forestenergyassessors@talktalk.net

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/008432
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	8 August 2019
ate of certificate	8 August 2019
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at hc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.