

Energy performance certificate (EPC)

2, Chartist Way
Bulwark
CHEPSTOW
NP16 5NQ

Energy rating

D

Valid until: **27 March 2026**

Certificate number: **8186-7627-0730-3724-1926**

Property type

Semi-detached bungalow

Total floor area

55 square metres

Rules on letting this property

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

You can read [guidance for landlords on the 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 rating and score

This property's current energy rating is D. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---------|--------------------------------|---------|
| Wall | Cavity wall, filled cavity | Good |
| Roof | Pitched, 50 mm loft insulation | Poor |
| Window | Fully double glazed | Average |

| | | |
|----------------------|---|-----------|
| main heating | Boiler and radiators, mains gas | Good |
| main heating control | No time or thermostatic control of room temperature | Very poor |
| hot water | From main system | Good |
| lighting | Low energy lighting in 50% of fixed outlets | Good |
| floor | Solid, no insulation (assumed) | N/A |
| secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 331 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£764 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £327 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,626 kWh per year for heating
- 1,780 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

| | |
|---|--------------------------------------|
| n average household produces | 6 tonnes of CO₂e |
| this property produces | 3.2 tonnes of CO₂e |
| this property's potential production | 0.6 tonnes of CO₂e |

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £8

Potential rating after completing step 1 **64 D**

Step 2: Floor insulation (solid floor)

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

Typical yearly saving £6

Potential rating after completing steps 1 and 2 **67 D**

Step 3: Low energy lighting

Typical installation cost £10

Typical yearly saving £1

Potential rating after completing steps 1 to 3 **68 D**

Step 4: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

| | |
|----------------------------------|-------------|
| Typical installation cost | £350 - £450 |
|----------------------------------|-------------|

| | |
|------------------------------|----|
| Typical yearly saving | £7 |
|------------------------------|----|

| | |
|---|-------------|
| Potential rating after completing steps to 4 | 71 C |
|---|-------------|

Step 5: Replace boiler with new condensing boiler

| | |
|----------------------------------|-----------------|
| Typical installation cost | £2,200 - £3,000 |
|----------------------------------|-----------------|

| | |
|------------------------------|----|
| Typical yearly saving | £6 |
|------------------------------|----|

| | |
|---|-------------|
| Potential rating after completing steps to 5 | 74 C |
|---|-------------|

Step 6: Solar water heating

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

| | |
|------------------------------|----|
| Typical yearly saving | £3 |
|------------------------------|----|

| | |
|---|-------------|
| Potential rating after completing steps to 6 | 76 C |
|---|-------------|

Step 7: Solar photovoltaic panels, 2.5 kWp

| | |
|----------------------------------|-----------------|
| Typical installation cost | £5,000 - £8,000 |
|----------------------------------|-----------------|

| | |
|------------------------------|-----|
| Typical yearly saving | £28 |
|------------------------------|-----|

| | |
|---|-------------|
| Potential rating after completing steps to 7 | 89 B |
|---|-------------|

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help

u buy a more efficient, low carbon heating system for this property.

lore ways to save energy

[id ways to save energy in your home.](#)

ho 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 | Anthony Jones |
| elephone | 01685842169 |
| mail | anthonykarenjones@btinternet.com |

ontacting the accreditation scheme

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

| | |
|----------------------------|--|
| ccreditation scheme | Stroma Certification Ltd |
| ssessor's ID | STRO022930 |
| elephone | 0330 124 9660 |
| mail | certification@stroma.com |

about this assessment

| | |
|------------------------------|------------------|
| ssessor's declaration | No related party |
| ate of assessment | 24 March 2016 |
| ate of certificate | 28 March 2016 |

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 (Monday to Friday, 9am to 5pm).

certificate number[8286-7627-0730-3780-1992 \(/energy-certificate/8286-7627-0730-3780-1992\)](#)**valid until**

9 March 2026

certificate number[0803-2872-7743-9627-9171 \(/energy-certificate/0803-2872-7743-9627-9171\)](#)**expired on**23 April 2023
