

Energy performance certificate (EPC)

42, Wern Gifford
Pandy
ABERGAVENNY
NP7 8RT

Energy rating

E

Valid until: **27 August 2027**

Certificate
number: **8606-3685-9329-6627-4833**

Property type

Semi-detached house

Total floor area

93 square metres

Rules on letting this property

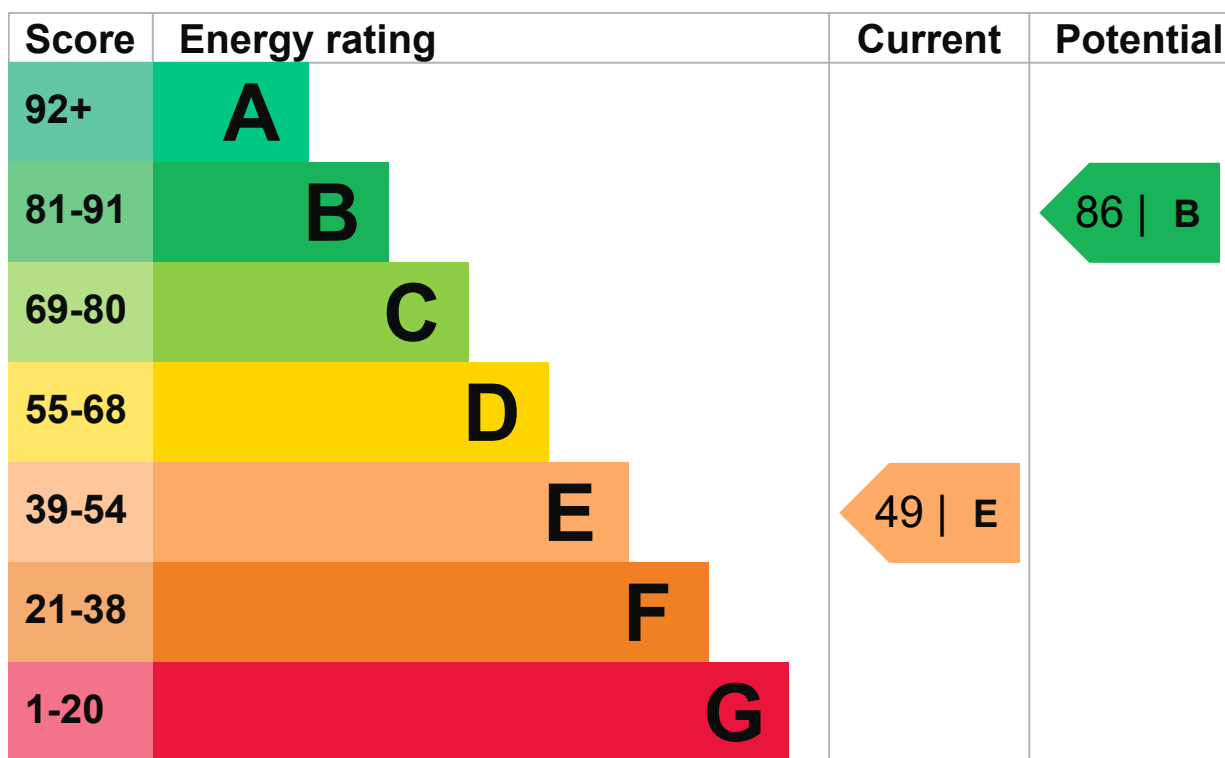
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

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.

An average household produces

6 tonnes of CO₂

This property produces

7.0 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.2 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

By 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 E (49) to B (86).

► [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

£45

Potential rating after completing step 1

51 | E

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£87

Potential rating after completing steps 1 and 2

56 | D

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£38

Potential rating after completing steps 1 to 3

Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

Typical yearly saving

£139

Potential rating after completing steps 1 to 4

65 | D

Step 5: Low energy lighting

Typical installation cost

£40

Typical yearly saving

£38

Potential rating after completing steps 1 to 5

67 | D

Step 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£27

Potential rating after completing steps 1 to 6

Step 7: Gas condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£36

Potential rating after completing steps 1 to 7

75 | C

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£47

Potential rating after completing steps 1 to 8

77 | C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£280

Potential rating after completing steps 1 to 9

86 | B

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1041

Potential saving if you complete every step in order

£384

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

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	11479 kWh per year
Water heating	6829 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1049 kWh per year
Cavity wall insulation	1861 kWh per year

Saving energy in this property

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

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

Martin Edwards

Telephone

08452579750

Email

info@icompile.co.uk

Accreditation scheme contact details**Accreditation scheme**

Stroma Certification Ltd

Assessor ID

STRO024568

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Assessor's declaration**

No related party

Date of assessment

28 August 2017

Date of certificate

28 August 2017

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.