Energy performance certificate (EPC)			
Braefield Mitchel Troy MONMOUTH NP25 4JQ	Energy rating	Valid until: 11 June 2023 Certificate number: 0006-2895-7861-9407-8455	
Property type		Detached house	
Total floor area		163 square metres	

Rules on letting this property

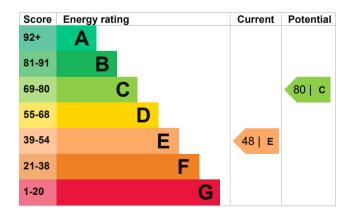
Properties can be rented if they have an energy rating from A to E.

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 the regulations and exemptions (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 C.

<u>See how to improve this property's energy</u> 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
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Average
Lighting	Low energy lighting in 21% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.
- Dual electricity meter selected but there is also an electricity meter for standard tariff The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.
- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

Environmental impac property	t of this	This property produces	9.3 tonnes of CO2
This property's current enviror rating is E. It has the potential	•	This property's potential production	3.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 5.6 tonnes per year. This will help to protect the	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not r consumed by the people liv	reflect how energy is

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 (48) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£303.48
2. Floor insulation	£800 - £1,200	£333.65
3. Increase hot water cylinder insulation	£15 - £30	£27.91
4. Draught proofing	£80 - £120	£33.80
5. Low energy lighting	£55	£45.62
6. Condensing boiler	£2,200 - £3,000	£380.84
7. Wind turbine	£1,500 - £4,000	£85.46

Paying for energy improvements

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

Estimated energy use an potential savings	nd	(https://www.simpleenerg	<u>gyadvice.org.uk/)</u> .
		Heating use in this	property
Estimated yearly energy cost for this property	£2311	Heating a property usually makes up the majority of energy costs.	
Potential saving	£1128	Estimated energy used to heat this property	
		Space heating	23711 kWh per year
The estimated cost shows how m			
average household would spend i for heating, lighting and hot water on how energy is used by the peo property.	. It is not based	Water heating	3621 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
For advice on how to reduce your visit <u>Simple Energy Advice</u>	energy bills	Cavity wall insulation	3761 kWh per year

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	
Telephone	
Email	

Frank Levy 08450940340 <u>flevyqs@yahoo.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO010387 0330 124 9660 certification@stroma.com

No related party 5 June 2013 12 June 2013 RdSAP