Energy performance certificate (EPC)			
The Garibaldi Oak Brook NEWPORT PO30 4EJ	Energy rating	Valid until: <b>19 March 2032</b> Certificate number: <b>7400-7662-0022-1197-3723</b>	
Property type		Detached bungalow	
Total floor area		139 square metres	

# Rules on letting this property

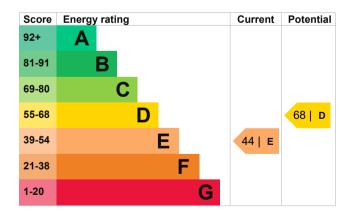
Properties can be rented if they have an energy rating from A to E.

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 D.

<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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Poor
Roof	Roof room(s), insulated	Average
Window	Fully double glazed	Average
Main heating	Warm air, Electricaire	Average
Main heating	Electric storage heaters	Average
Main heating control	Programmer and room thermostat	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 524 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact of this property		This property produces	13.0 tonnes of CO2	
This property's current environmental impact rating is G. It has the potential to be E.		This property's potential production	7.5 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 5.5 tonnes per year. This will help to protect the environment.		
Properties with an A rating pro than G rated properties.	duce less CO2			
An average household produces	n average household 6 tonnes of CO2		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.	

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (44) to D (68).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£120
2. Cavity wall insulation	£500 - £1,500	£259
3. Floor insulation (suspended floor)	£800 - £1,200	£214
4. Floor insulation (solid floor)	£4,000 - £6,000	£60
5. Solar water heating	£4,000 - £6,000	£109
6. Solar photovoltaic panels	£3,500 - £5,500	£424

#### 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 and potential savings

Estimated yearly energy cost for this property	£2430
Potential saving	£762

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (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

Space heating	20824 kWh per year
Water heating	2162 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	227 kWh per year
Cavity wall insulation	2610 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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	lan Williams
Telephone	01983 522 14
Email	cwilliams@rep

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

lan Williams 01983 522 144 <u>cwilliams@reporting.co.uk</u>

Elmhurst Energy Systems Ltd EES/015115 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 16 March 2022 20 March 2022 RdSAP