Energy performance certificate (EPC)			
Chapel House George Street Pontnewynydd	Energy rating	Valid until:	21 January 2025
PONTYPOOL NP4 8PA	D	Certificate number:	8900-7422-1029-6027-7953
Property type Detached house			
Total floor area	1	39 square metres	

Rules on letting this property

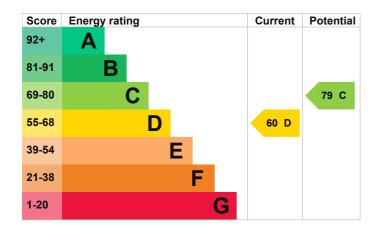
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 60% 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 285 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,523 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 £447 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 23,337 kWh per year for heating
- 2,313 kWh per year for hot water

Impact on the enviro	nment	This property produces	7.0 tonnes of CO2	
This property's environmenta has the potential to be C.	l impact rating is E. It	This property's potential production	3.8 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on a average occupancy and ener	rgy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£171
2. Internal or external wall insulation	£4,000 - £14,000	£137
3. Floor insulation (solid floor)	£4,000 - £6,000	£60
4. Low energy lighting	£30	£28
5. Heating controls (room thermostat)	£350 - £450	£50
6. Solar photovoltaic panels	£5,000 - £8,000	£287

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lewis Bolwell
Telephone	07916 178 493
Email	lewisbolwell@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO009521
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party	
Date of assessment	22 January 2015	
Date of certificate	22 January 2015	
Type of assessment	RdSAP	