Energy performance certificate (EPC)			
Flat 49 Old Arts College Clarence Place NEWPORT NP19 0LY	Energy rating	Valid until:	3 August 2032
		Certificate number:	0249-3019-6208-4532-0204
operty type Mid-floor maisonette			
Total floor area	113 square metres		

Rules on letting this property

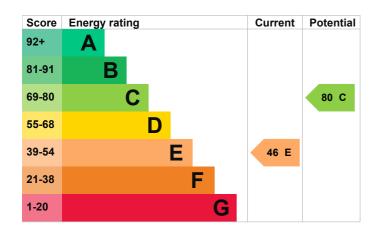
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

See how to improve this property's energy efficiency.



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 321 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,842 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 £1,094 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 9,296 kWh per year for heating
- 2,057 kWh per year for hot water

Impact on the environment

		This property produces 0. I torines of CO2
impact rating is E. It	This property's potential production	3.3 tonnes of CO2
	You could improve this prope making the suggested chang protect the environment.	
	These ratings are based on a average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of energ	
	l impact rating is E. It (best) to G (worst) on D2) they produce each	I impact rating is E. ItThis property's potential production.(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.This property's potential production.(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

This property produces

6.1 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£883
2. High heat retention storage heaters	£1,600 - £2,400	£212

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

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	Sam McAllister
Telephone	07521225049
Email	mcallisterepc@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024159
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Date of assessment 4 Augus	st 2022
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Type of assessment RdSAP	