Energy performance certificate (EPC)				
Flat 1 12 Fields Park Road NEWPORT NP20 5BA	Energy rating	Valid until: 1 August 2033 Certificate number: 3037-5028-2200-0822-9206		
Property type	Ground-floor flat			
Total floor area	18 square metres			

Rules on letting this property

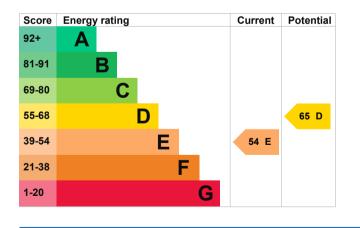
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

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> <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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Gas instantaneous at point of use	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 457 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£885 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 £304 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 3,594 kWh per year for heating
- 821 kWh per year for hot water

This property produc	ces 1.5 tonnes of CO2	
ct This property's poter production	ntial 0.8 tonnes of CO2	
ment. You could improve the	You could improve this property's CO2 emissions by making the suggested changes.	
	ect the environment.	
f CO2 average occupancy living at the property	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts	
`	ct This property's pote production worst) These ratings are ba average occupancy	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£221
2. Floor insulation (suspended floor)	£800 - £1,200	£83

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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
Telephone
Email

Darren Adie 07703 723639 <u>energysolutionsuk@btinternet.com</u>

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/020319 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 2 August 2023 2 August 2023 RdSAP