Energy performance certificate (EPC)			
15b Gold Tops NEWPORT NP20 4PH	Energy rating	Valid until:	19 February 2035
NP20 4PH	C	Certificate number:	0923-0209-4705-5192-0914
Property type	G	Ground-floor flat	
Total floor area	63 square metres		

## Rules on letting this property

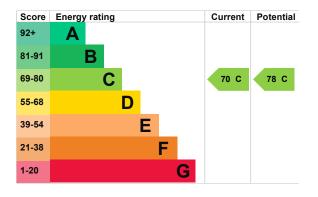
Properties can be let if they have an energy rating from A to E.

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 C. 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	Granite or whinstone, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 214 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 **£1,284 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 £414 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 6,897 kWh per year for heating
- 1,904 kWh per year for hot water

Impact on the environment	An average household produces	6 tonnes of CO2
This property's environmental impact rating is	This property produces	2.4 tonnes of CO2
D. It has the potential to be C. Properties get a rating from A (best) to G	This property's potential production	1.5 tonnes of CO2
(worst) on how much carbon dioxide (CO2) they produce each year. <b>Carbon emissions</b>	You could improve this pro emissions by making the This will help to protect th	suggested changes.
	These ratings are based of about average occupancy People living at the prope	and energy use.

amounts of energy.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£311
2. Floor insulation (solid floor)	£4,000 - £6,000	£103

### 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:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</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	Lewis Bolwell
Telephone	07916178493
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	Quidos Limited
Assessor's ID	QUID210737
Telephone	01225 667 570
Email	info@quidos.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	19 February 2025
Date of certificate	20 February 2025
Type of assessment	RdSAP