Energy performance certificate (EPC)

Lower Camp Farm Flashbrook NEWPORT TF10 8DR	Energy rating	Valid until:	5 October 2034
	_ =	Certificate number:	0234-3620-1409-0454-2202
Property type	D	etached house	
Total floor area	2	205 square metres	

Rules on letting this property

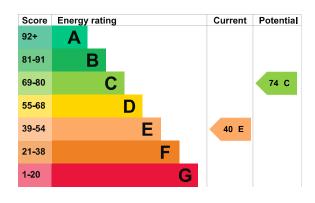
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 95% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited 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 190 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £3,404 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 £999 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2024 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:

- 26,302 kWh per year for heating
- 3,003 kWh per year for hot water

Impact on the environment	This property produces	8.5 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be B.	This property's potential production	3.1 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.

These ratings are based on assumptions

Carbon emissions

about average occupancy and energy use. People living at the property may use different 6 tonnes of CO2 amounts of energy.

An average household produces

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£692
2. Floor insulation (solid floor)	£4,000 - £6,000	£190
3. Solar water heating	£4,000 - £6,000	£118
4. Solar photovoltaic panels	£3,500 - £5,500	£447
5. Wind turbine	£15,000 - £25,000	£1,025

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	Philip Bowen
Telephone	07743 765 504
Email	phil.bowen@blueyonder.co.uk

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/009899
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	4 October 2024
Date of certificate	6 October 2024
Type of assessment	RdSAP