# **Energy performance certificate (EPC)**

Flat above The Gatehouse Old Monnow Bridge 125 Monnow Street MONMOUTH NP25 3EG Energy rating

Valid until: 24 June 2034

Certificate number:

2320-6956-1748-3707-7395

Property type Top-floor flat

Total floor area 66 square metres

### Rules on letting this property

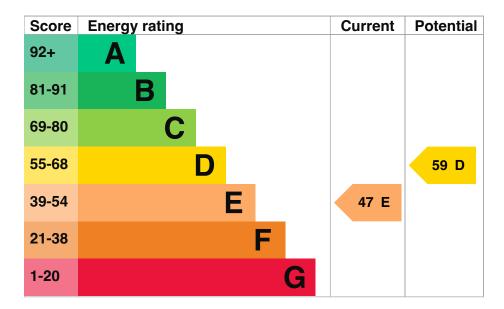
Properties can be let if they have an energy rating from A to E.

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 D.

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated at rafters	Poor
Roof	Pitched, 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	Community scheme	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 472 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

### How this affects your energy bills

An average household would need to spend £1,947 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 £474 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:

- · 12,898 kWh per year for heating
- 3,564 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.5 tonnes of CO2
This property's potential production	4.1 tonnes of CO2

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

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£86
2. Internal or external wall insulation	£4,000 - £14,000	£351
3. Low energy lighting	£15	£37

### 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	Daniel Powis
Telephone	07986536866
Email	dan@forrestsurveys.com

#### Contacting the accreditation scheme

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

Quidos Limited	
QUID210600	
01225 667 570	
info@quidos.co.uk	
No related party	
13 June 2024	
25 June 2024	
RdSAP	
	01225 667 570 info@quidos.co.uk  No related party 13 June 2024 25 June 2024