# Energy performance certificate (EPC) Pen-Y-Llan Farm Llansoy USK NP15 1EX Property type Detached house Total floor area Total floor area Detached house 94 square metres

# Rules on letting this property



# You may not be able to let this property

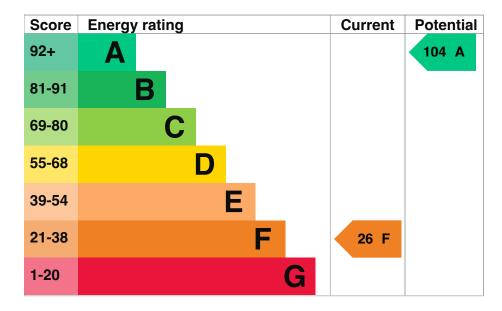
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# **Energy rating and score**

This property's energy rating is F. It has the potential to be A.

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
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 390 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling may have narrow cavities

## How this affects your energy bills

An average household would need to spend £2,630 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 £1,693 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:

- · 16,061 kWh per year for heating
- · 4,162 kWh per year for hot water

# Impact on the environment

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

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	9.0 tonnes of CO2
This property's potential production	-0.1 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.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£62
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£106
3. Internal or external wall insulation	£4,000 - £14,000	£904

4. Floor insulation (solid floor)	£4,000 - £6,000	£112
5. Increase hot water cylinder insulation	£15 - £30	£56
6. Hot water cylinder thermostat	£200 - £400	£49
7. Heating controls (room thermostat)	£350 - £450	£95
8. Condensing boiler	£2,200 - £3,000	£232
9. Solar water heating	£4,000 - £6,000	£78
10. Solar photovoltaic panels	£3,500 - £5,500	£684
11. Wind turbine	£15,000 - £25,000	£1,313

#### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Morris
Telephone	07976445195
Email	morris@forrestsurveys.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	QUID209995	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	27 September 2024	
Date of certificate	27 September 2024	
Type of assessment	RdSAP	