# Clytha Farm Bryngwyn Raglan USK NP15 2BN Energy rating F Certificate number: 2321-2306-0319-1090-0433 Detached house

192 square metres

# Rules on letting this property



Total floor area

# You may not be able to let this property

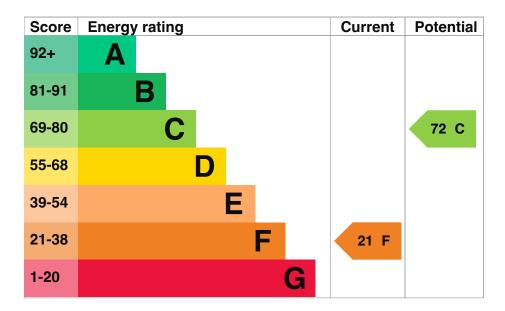
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

# **Energy rating and score**

This property's energy rating is F. 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.

eature Description		Rating	
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor	
Roof	Pitched, 200 mm loft insulation	Good	
Window	Fully double glazed	Average	
Main heating	Room heaters, electric	Very poor	
Main heating control	Programmer and appliance thermostats	Good	
Hot water	Electric immersion, off-peak	Poor	
Lighting	Low energy lighting in 95% 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
- · Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 435 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 £9,454 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 £7,066 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:

- · 26,526 kWh per year for heating
- 2,434 kWh per year for hot water

# Impact on the environment

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

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	11.6 tonnes of CO2
This property's potential production	5.9 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. Internal or external wall insulation	£4,000 - £14,000	£4,068
2. Floor insulation (solid floor)	£4,000 - £6,000	£474
3. High heat retention storage heaters	£2,800 - £4,200	£2,440

**4. Solar water heating** £4,000 - £6,000 £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

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	29 October 2024	
Date of certificate	30 October 2024	

**RdSAP**