

# Energy performance certificate (EPC)

106, Fairwater Grove West  
CARDIFF  
CF5 2JR

Energy rating

D

Valid until 11 September 2022

Certificate number

0842-2842-6413-9292-8625

## Property type

Mid-terrace house

## Total floor area

80 square metres

## Rules on letting this property

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

If the property is rated F or G, 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Feature           | Description                                 | Rating |
|-------------------|---------------------------------------------|--------|
| Hot water         | From main system                            | Good   |
| Lighting          | Low energy lighting in 50% of fixed outlets | Good   |
| Floor             | Suspended, no insulation (assumed)          | N/A    |
| Secondary heating | None                                        | N/A    |

## Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

3.0 tonnes of CO<sub>2</sub>

### This property's potential production

1.1 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

**Typical yearly saving**

£18

**Potential rating after carrying out recommendations 1 to 3**

73 | C

**Recommendation 4: Low energy lighting**

Low energy lighting

**Typical installation cost**

£25

**Typical yearly saving**

£20

**Potential rating after carrying out recommendations 1 to 4**

74 | C

**Recommendation 5: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£25

**Potential rating after carrying out recommendations 1 to 5**

75 | C

**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£9,000 - £14,000

**Typical yearly saving**

**Contacting the assessor and accreditation scheme**

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

**Assessor contact details****Assessor's name**

Victor Watson

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**Telephone**

07885 607080

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**Email**

[victor.watson@cardiffenergy.co.uk](mailto:victor.watson@cardiffenergy.co.uk)

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**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Assessor ID**

EES/005793

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Assessor's declaration**

No related party

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**Date of assessment**

12 September 2012

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