

Energy performance certificate (EPC)

2, Thomas Terrace
Morrison
SWANSEA
SA6 8HZ

Energy rating

F

Valid until: **4 March 2029**

Certificate number: **0358-7052-6267-8201-9984**

Property type

Mid-terrace house

Total floor area

80 square metres

Rules on letting this property



You may not be able to let this property

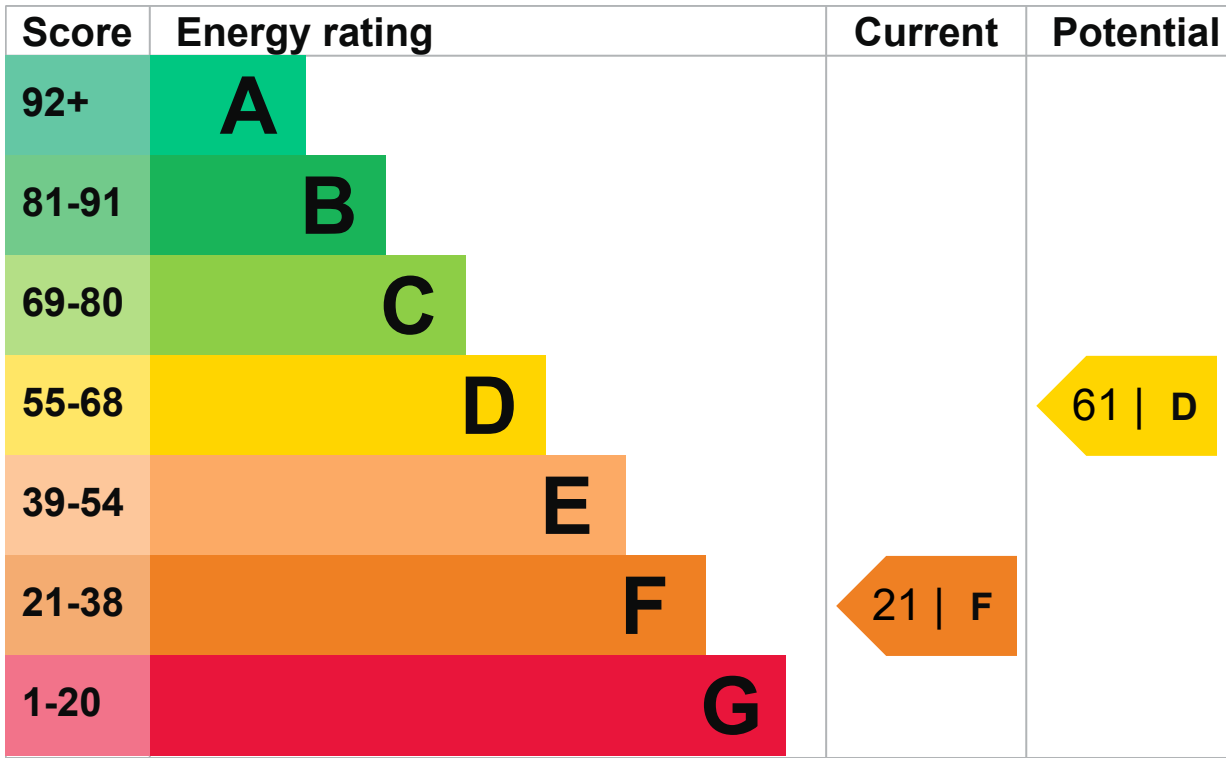
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good

Feature	Description	Rating
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	TRVs and bypass	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 465 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

6.3 tonnes of CO₂

This property's potential production

2.5 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.8 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (21) to D (61).

► [Do I need to follow these steps in order?](#)



Step 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£177

Potential rating after completing step 1

26 | F

Step 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£181

Potential rating after completing steps 1 and 2

31 | F

Step 3: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£254

Potential rating after completing steps 1 to 3

40 | E

Step 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£100

Potential rating after completing steps 1 to 4

44 | E

Step 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£145

Potential rating after completing steps 1 to 5

49 | E

Step 6: High performance external doors

High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£41

Potential rating after completing steps 1 to 6

50 | E

Step 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£322

Potential rating after completing steps 1 to 7

61 | D

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2052

Potential saving

£899

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	9643 kWh per year
Water heating	1911 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	154 kWh per year
Cavity wall insulation	1035 kWh per year
Solid wall insulation	1447 kWh per year

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

Neil Griffiths

Telephone

07792884959

Email

neilgriff1967@aol.com

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK300168

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment5 March 2019

Date of certificate5 March 2019

Type of assessment▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[9788-2809-6506-9920-6231 \(/energy-certificate/9788-2809-6506-9920-6231\)](#)**Expired on**20 October 2020
