# Energy performance certificate (EPC)

86, Carmarthen Road Cross Hands LLANELLI SA14 6SU Energy rating

Valid until:

24 August 2030

Certificate number: 8240-7928-1890-9864-4222

Property type Detached house

Total floor area 65 square metres

## Rules on letting this property



# You may not be able to let this property

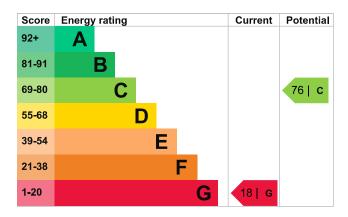
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> 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 G. It has the potential to be C.

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, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all 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 371 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

# **Environmental impact of this property**

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

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

0.8 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.9 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.

### 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 G (18) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£192
2. Cavity wall insulation	£500 - £1,500	£44
3. Internal or external wall insulation	£4,000 - £14,000	£411
4. Floor insulation (solid floor)	£4,000 - £6,000	£78
5. Heating controls (room thermostat)	£350 - £450	£33
6. Condensing boiler	£2,200 - £3,000	£48
7. Flue gas heat recovery	£400 - £900	£30
8. Solar water heating	£4,000 - £6,000	£45
9. High performance external doors	£1,000	£19
10. Solar photovoltaic panels	£3,500 - £5,500	£351

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. 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).

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1517
Potential saving	£898

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 <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.gov.uk/improve-energy-efficiency">https://www.gov.uk/improve-energy-efficiency</a>).

### 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	13903 kWh per year
Water heating	1930 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Cavity wall insulation	515 kWh per year
Solid wall insulation	4585 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 Molloy
Telephone 07402971342

Email <u>neil@theepcman.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO008367 Telephone 0330 124 9660

Email certification@stroma.com

#### Assessment details

Assessor's declaration No related party
Date of assessment 24 August 2020
Date of certificate 25 August 2020

Type of assessment RdSAP