Energy performance certificate (EPC)		
63, Peniel Green Road Llansamlet SWANSEA SA7 9AP	Energy rating	Valid until: 7 January 2030 Certificate number: 0062-2883-7393-2300-7755
Property type		Ground-floor flat
Total floor area		61 square metres

Rules on letting this property

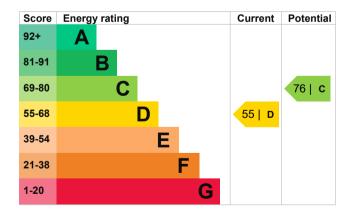
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Average
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Roof	(another dwelling above)	N/A
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 343 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

Environmental impac property	t of this	This property produces	3.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	1.6 tonnes of CO2
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		By making the <u>recommende</u> could reduce this property's 2.1 tonnes per year. This w environment.	s CO2 emissions by
than G rated properties.	002	Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy 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 D (55) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£166
2. Floor insulation (solid floor)	£4,000 - £6,000	£67
3. Low energy lighting	£20	£28
4. Heating controls (room thermostat and TRVs)	£350 - £450	£61
5. Condensing boiler	£2,200 - £3,000	£69

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	£816
Potential saving	£392

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> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

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	8390 kWh per year
Water heating	1877 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Solid wall insulation	2805 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Richard Brown
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk
Accreditation scheme contact details	
Accreditation scheme	ECMK
Assessor ID	ECMK300074
Telephone	0333 123 1418
Email	<u>info@ecmk.co.uk</u>

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

IIIIO@ecmk.co.uk

No related party 7 January 2020 8 January 2020 **RdSAP**