Energy performance certificate (EPC)

25 Bryn Seilo Carway KIDWELLY SA17 4HR	Energy rating **F**	Valid until: **6 October 2031** Certificate number: **0254-3910-4200-1129-1204**

Property type

End-terrace house

Total floor area

89 square metres

Rules on letting this property

! You may not be able to let this property

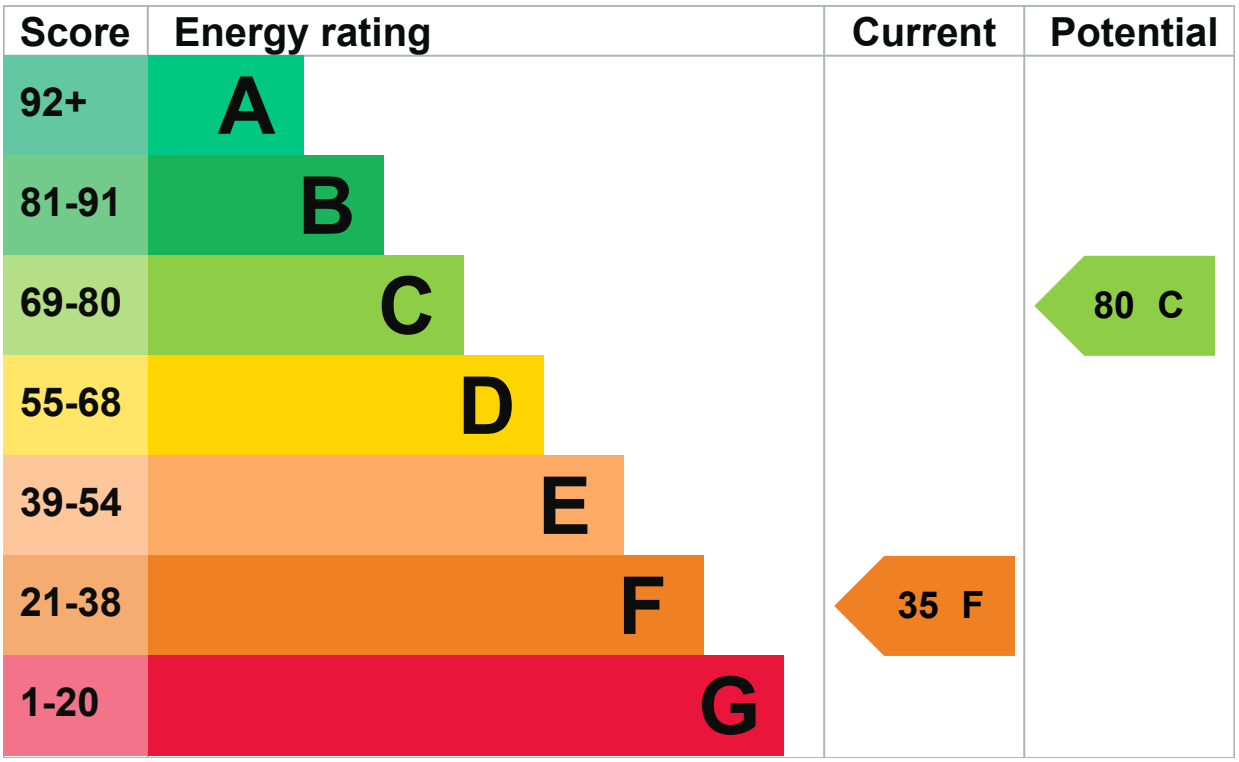
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 rating and score

This property's current 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.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor

Feature	Description	Rating
Lighting	Low energy lighting in 17% of fixed outlets	Poor
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 418 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

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

How this affects your energy bills

An average household would need to spend **£1,774 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 £974 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 17,535 kWh per year for heating
- 3,662 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

7.9 tonnes of CO_2

This property’s potential production

2.6 tonnes of CO_2

You could improve this property’s CO_2 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£136

Potential rating after completing step 1

40 E

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£242

Potential rating after completing steps 1 and 2

49 E

Step 3: Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£38

Potential rating after completing steps 1 to 3

50 E

Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£73

Potential rating after completing steps 1 to 4

53 E

Step 5: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£40

Potential rating after completing steps 1 to 5

54 E

Step 6: Low energy lighting

Typical installation cost

£50

Typical yearly saving

£48

Potential rating after completing steps 1 to 6

56 D

Step 7: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£118

Potential rating after completing steps 1 to 7

60 D

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£144

Potential rating after completing steps 1 to 8

65 D

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£136

Potential rating after completing steps 1 to 9

70 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£357

Potential rating after completing steps 1 to 10

80 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Mark Williams

Telephone

07973 287069

Email

markwilliams.epc@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/021372

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
5 October 2021

Date of certificate
7 October 2021

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
8297-4420-1229-8097-4023 (/energy-certificate/8297-4420-1229-8097-4023)

Expired on
14 October 2022