Energy performance certificate (EPC)

Flat 2 19 High Street HAVERFORDWEST SA61 2BW	Energy rating **E**	Valid until:	**23 November 2031**
		Certificate number:	**1239-3429-2009-0730-7292**

Property type

Ground-floor maisonette

Total floor area

36 square metres

Rules on letting this property

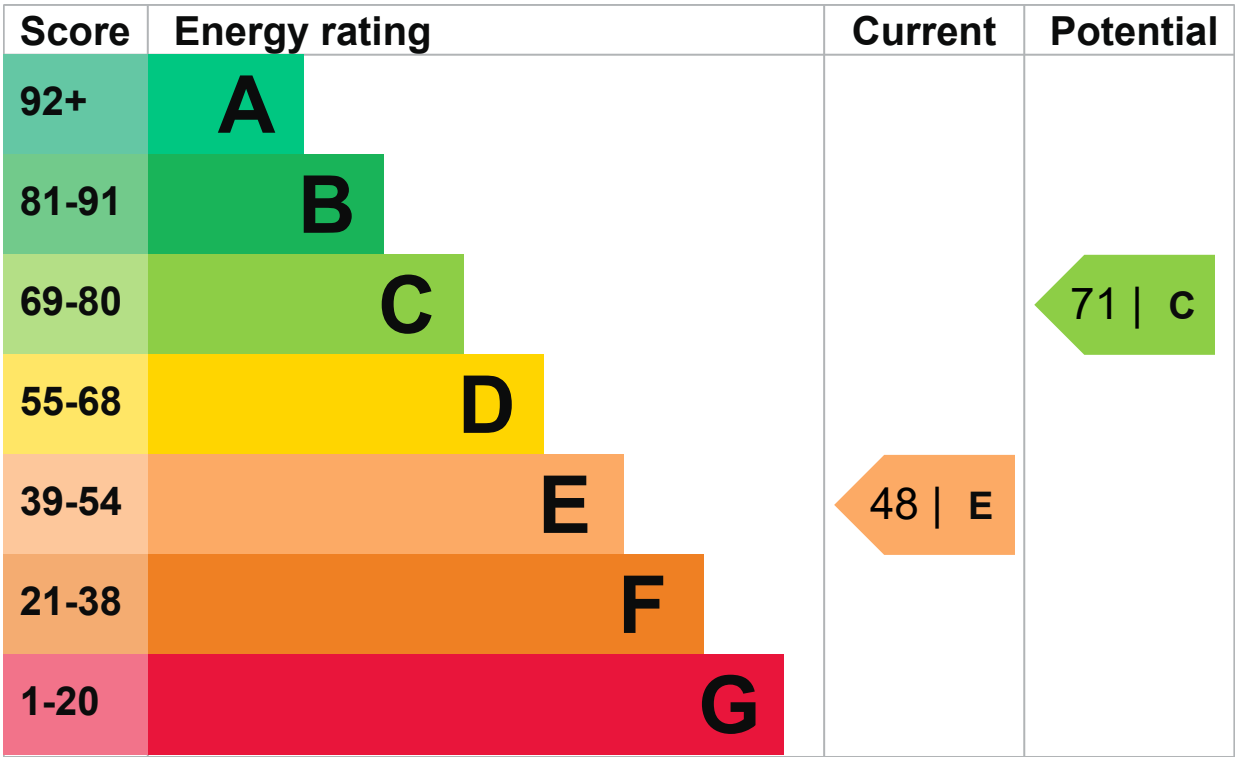
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is E. 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	Sandstone or limestone, with internal insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 476 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is E. 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

2.9 tonnes of CO2

This property's potential production

2.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.8 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 E (48) to C (71).

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£22

Potential rating after completing step 1

49 | E

Step 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£63

Potential rating after completing steps 1 and 2

53 | E

Step 3: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£17

Potential rating after completing steps 1 to 3

53 | E

Step 4: Low energy lighting

Low energy lighting

Typical installation cost

£20

Typical yearly saving

£15

Potential rating after completing steps 1 to 4

54 | E

Step 5: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£150

Potential rating after completing steps 1 to 5

66 | D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£70

Potential rating after completing steps 1 to 6

70 | C

Step 7: High performance external doors

High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£24

Potential rating after completing steps 1 to 7

71 | C

Paying for energy improvements

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

£897

Potential saving

£360

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.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

4322 kWh per year

Water heating

915 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	142 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

Nicholas Thomas

Telephone

01656337618

Email

greenerfuturesltd@gmail.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/025412

Telephone

01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
10 November 2021

Date of certificate
24 November 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.

Certificate number
3101-8397-0122-9074-0793 (/energy-certificate/3101-8397-0122-9074-0793)

Valid until
29 June 2031

Certificate number
9968-9933-7279-4805-7924 (/energy-certificate/9968-9933-7279-4805-7924)

Valid until
19 November 2025