

Energy performance certificate (EPC)

22, Bigyn Road
LLANELLI
SA15 1NU

Energy rating

E

Valid until: 28 October 2024

Certificate number: 8354-7520-1999-7001-9926

Property type

Mid-terrace house

Total floor area

88 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

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

How this affects your energy bills

An average household would need to spend **£1,177 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 £425 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 16,341 kWh per year for heating
- 2,179 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is E. 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

5.1 tonnes of CO2

This property's potential production

2.1 tonnes of CO2

You could improve this property's CO2 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: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£50

Potential rating after completing step 1

54 E

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£312

Potential rating after completing steps 1 and 2

66 D

Step 3: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£31

Potential rating after completing steps 1 to 3

68 D

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£33

Potential rating after completing steps 1 to 4

69 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£251

Potential rating after completing steps 1 to 5

79 C

Help paying for energy improvements

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

Michael Kelly

Telephone

01656 743079

Email

scott@thomas-eco.co.uk

Contacting the accreditation scheme

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

Accreditation scheme

Sterling Accreditation Ltd

Assessor's ID

STER450026

Telephone

0161 727 4303

Email

info@sterlingaccreditation.com

About this assessment

Assessor's declaration

No related party

Date of assessment

29 October 2014

Date of certificate

29 October 2014

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

[0388-5999-7299-1207-5974 \(/energy-certificate/0388-5999-7299-1207-5974\)](/energy-certificate/0388-5999-7299-1207-5974)

Valid until

7 November 2023

Certificate number

[8657-7520-1999-7086-9902 \(/energy-certificate/8657-7520-1999-7086-9902\)](/energy-certificate/8657-7520-1999-7086-9902)

Valid until

6 October 2023

Certificate number

[2788-5099-7296-1407-5970 \(/energy-certificate/2788-5099-7296-1407-5970\)](/energy-certificate/2788-5099-7296-1407-5970)

Expired on

8 July 2023
