Energy performance certificate (EPC)

1 Danygraig Road Trebanos Pontardawe SWANSEA SA8 4DS	Energy rating **G**	Valid until: **16 May 2033** Certificate number: **0837-2825-1200-0176-6296**

Property type	Detached house
Total floor area	105 square metres

Rules on letting this property

You may not be able to let this property

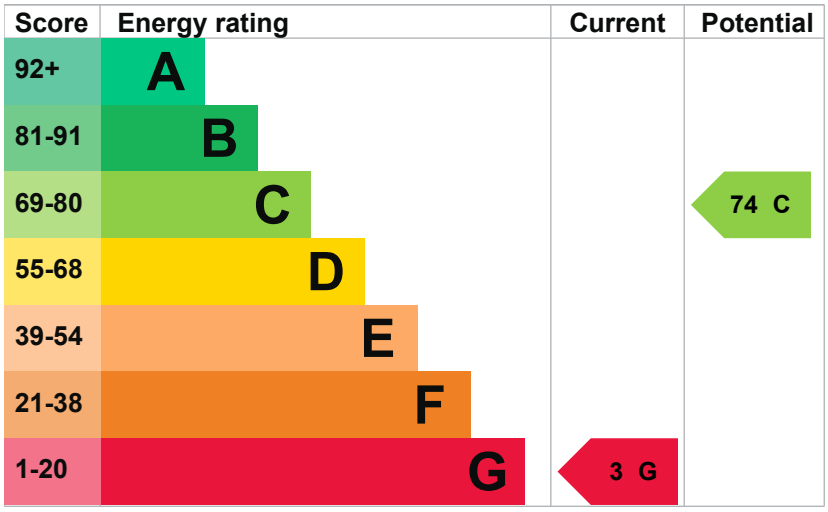
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 G. 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, 50 mm loft insulation	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
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 666 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£8,432 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 £6,391 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 19,236 kWh per year for heating
- 2,940 kWh per year for hot water

Impact on the environment

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

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	12.0 tonnes of CO2
This property's potential production	5.5 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: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£356
Potential rating after completing step 1	5 G

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£334
Potential rating after completing steps 1 and 2	8 G

Step 3: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£1,750
Potential rating after completing steps 1 to 3	21 F

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£464
Potential rating after completing steps 1 to 4	25 F

Step 5: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£163
Potential rating after completing steps 1 to 5	27 F

Step 6: Low energy lighting

Typical installation cost	£40
Typical yearly saving	£56
Potential rating after completing steps 1 to 6	27 F

Step 7: High heat retention storage heaters

Typical installation cost	£2,000 - £3,000
Typical yearly saving	£3,178
Potential rating after completing steps 1 to 7	63 D

Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£89
Potential rating after completing steps 1 to 8	65 D

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£713
Potential rating after completing steps 1 to 9	74 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	Heidi Wangemann
Telephone	07525152144
Email	hwenergy@outlook.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/024207
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 May 2023
Date of certificate	17 May 2023
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).

There are no related certificates for this property.