

Energy performance certificate (EPC)

48 Gower Holiday Village
Monksland Road
Scurlage, Reynoldston
SWANSEA
SA3 1AY

Energy rating

E

Valid until: **1 September 2029**

Certificate
number: **8503-2526-9429-8106-8813**

Property type

Semi-detached bungalow

Total floor area

45 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 A.

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

Score	Energy rating	Current	Potential
92+	A		124 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor

Feature	Description	Rating
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 645 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 **£1,004 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 £538 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 6,146 kWh per year for heating
- 2,811 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 A.

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

4.9 tonnes of CO₂

This property's potential production

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

£120

Potential rating after completing step 1

55 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£104

Potential rating after completing steps 1 and 2

61 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£60

Potential rating after completing steps 1 to 3

Step 4: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£30

Potential rating after completing steps 1 to 4

65 D

Step 5: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£169

Potential rating after completing steps 1 to 5

74 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£56

Potential rating after completing steps 1 to 6

76 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£366

Potential rating after completing steps 1 to 7

91 B

Step 8: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£675

Potential rating after completing steps 1 to 8

124 A

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

Brian Cullen

Telephone

07866493818

Email

brian_cullen@hotmail.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

Stroma Certification Ltd

Assessor's ID

STRO019988

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

2 August 2019

Date of certificate

2 September 2019

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

[2248-8015-6296-6840-5934 \(/energy-certificate/2248-8015-6296-6840-5934\)](/energy-certificate/2248-8015-6296-6840-5934)

Expired on

23 June 2020

Certificate number

[8581-6523-6190-3498-5006 \(/energy-certificate/8581-6523-6190-3498-5006\)](/energy-certificate/8581-6523-6190-3498-5006)

Expired on

7 July 2019
