Energy performance certificate (EPC)		
Lacques Cottage Newbridge Road Laugharne CARMARTHEN SA33 4SJ	Energy rating	Valid until: 29 November 2033 Certificate number: 3337-4929-6309-0501-1226
Property type		Semi-detached house
Total floor area		62 square metres

Rules on letting this property

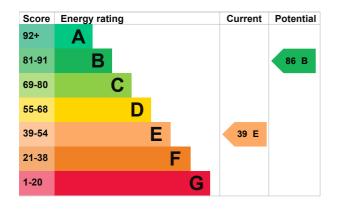
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, electric	Average
Main heating control	TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 882 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,490 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 £1,391 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:

- 15,236 kWh per year for heating
- 2,625 kWh per year for hot water

Impact on the envir	ronment	This property produces	9.4 tonnes of CO2
This property's current env rating is G. It has the poter		This property's potential production	2.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use differ amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£71
2. Internal or external wall insulation	£4,000 - £14,000	£792
3. Floor insulation (suspended floor)	£800 - £1,200	£54
4. Floor insulation (solid floor)	£4,000 - £6,000	£48
5. Draught proofing	£80 - £120	£61

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£60	£80
7. Solar water heating	£4,000 - £6,000	£104
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£180
9. Solar photovoltaic panels	£3,500 - £5,500	£757

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Richard Brown
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010042
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	29 November 2023
Date of certificate	30 November 2023
Type of assessment	<u>RdSAP</u>