

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 3 Royal Oak Terrace Johnstown CARMARTHEN SA31 3NA | Energy rating E | Valid until: 25 April 2032 |
| | | Certificate number: 9532-0124-9100-0016-1226 |

Property type Mid-terrace house

Total floor area 174 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 energy rating is E. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 75 mm loft insulation | Average |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Mostly double glazing | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 63% of fixed outlets | Good |
| 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 305 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

How this affects your energy bills

An average household would need to spend **£2,011 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 £972 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 24,280 kWh per year for heating
- 7,505 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 9.3 tonnes of CO2 |
| This property's potential production | 3.4 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 £40

Potential rating after completing step 1

52 E

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £179

Potential rating after completing steps 1 and 2

56 D

Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £128

Potential rating after completing steps 1 to 3

59 D

Step 4: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £229

Potential rating after completing steps 1 to 4

65 D

Step 5: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £62

Potential rating after completing steps 1 to 5

66 D

Step 6: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

| | |
|-----------------------|-----|
| Typical yearly saving | £94 |
|-----------------------|-----|

| | |
|--|-------------|
| Potential rating after completing steps 1 to 6 | 69 C |
|--|-------------|

Step 7: Low energy lighting

| | |
|---------------------------|-----|
| Typical installation cost | £35 |
|---------------------------|-----|

| | |
|-----------------------|-----|
| Typical yearly saving | £34 |
|-----------------------|-----|

| | |
|--|-------------|
| Potential rating after completing steps 1 to 7 | 70 C |
|--|-------------|

Step 8: Heating controls (room thermostat and TRVs)

| | |
|---------------------------|-------------|
| Typical installation cost | £350 - £450 |
|---------------------------|-------------|

| | |
|-----------------------|------|
| Typical yearly saving | £117 |
|-----------------------|------|

| | |
|--|-------------|
| Potential rating after completing steps 1 to 8 | 72 C |
|--|-------------|

Step 9: Solar water heating

| | |
|---------------------------|-----------------|
| Typical installation cost | £4,000 - £6,000 |
|---------------------------|-----------------|

| | |
|-----------------------|-----|
| Typical yearly saving | £87 |
|-----------------------|-----|

| | |
|--|-------------|
| Potential rating after completing steps 1 to 9 | 75 C |
|--|-------------|

Step 10: Solar photovoltaic panels, 2.5 kWp

| | |
|---------------------------|-----------------|
| Typical installation cost | £3,500 - £5,500 |
|---------------------------|-----------------|

| | |
|-----------------------|------|
| Typical yearly saving | £356 |
|-----------------------|------|

| | |
|---|-------------|
| Potential rating after completing steps 1 to 10 | 81 B |
|---|-------------|

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 | Richard Brown |
| Telephone | 0845 0945 192 |
| 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 | 26 April 2022 |
| Date of certificate | 26 April 2022 |
| 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 | 9390-2905-0190-2109-5135 (/energy-certificate/9390-2905-0190-2109-5135) |
| Valid until | 7 November 2031 |

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)