# **Energy performance certificate (EPC)**

8 Michaels Field Mumbles SWANSEA SA3 4JB	Energy rating	Valid until:	4 February 2035
		Certificate number:	0341-3046-9202-4165-4200
Property type	C	Detached bung	galow
Total floor area	or area 78 square metres		

### Rules on letting this property

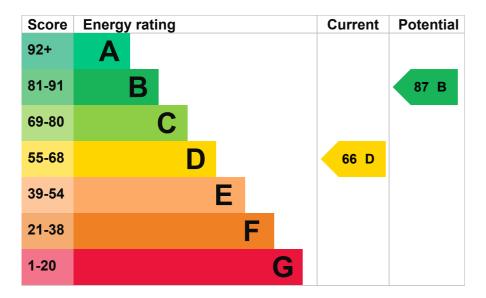
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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	
Window	Partial double glazing	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Programmer, room thermostat and TRVs Good	
Hot water	From main system	From main system Good	
Lighting	Low energy lighting in 73% of fixed outlets	Very good	
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 229 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 £1,013 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 £324 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 9,638 kWh per year for heating
- 2,093 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

This property produces

6 tonnes of CO2

3.2 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.

### Steps you could take to save energy

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	£99
Potential rating after completing step 1	70 C

#### Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£62
Potential rating after completing steps 1 and 2	72 C

#### Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£58
Potential rating after completing steps 1 to 3	73 C

#### Step 4: Low energy lighting

Typical installation cost	£15
Typical yearly saving	£20
Potential rating after completing steps 1 to 4	74 C

#### Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£47
Potential rating after completing steps 1 to 5	75 C

#### Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Potential rating after completing steps 1 to 6

#### Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£478
Potential rating after completing steps 1 to 7	87 B

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: <u>Nest</u>
- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

### 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

£38

77 C

Assessor's declaration	No related party
Date of assessment	4 February 2025
Date of certificate	5 February 2025
Type of assessment	► <u>RdSAP</u>

### 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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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