

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 11, Office Row<br>Ystalyfera<br>SWANSEA<br>SA9 2EE | Energy rating<br><b>F</b> | Valid until: <b>22 September 2027</b>               |
|  |                           | Certificate number: <b>2528-1086-7291-5233-3980</b> |

## Property type

Semi-detached house

## Total floor area

84 square metres

## Rules on letting this property

### You may not be able to let this property

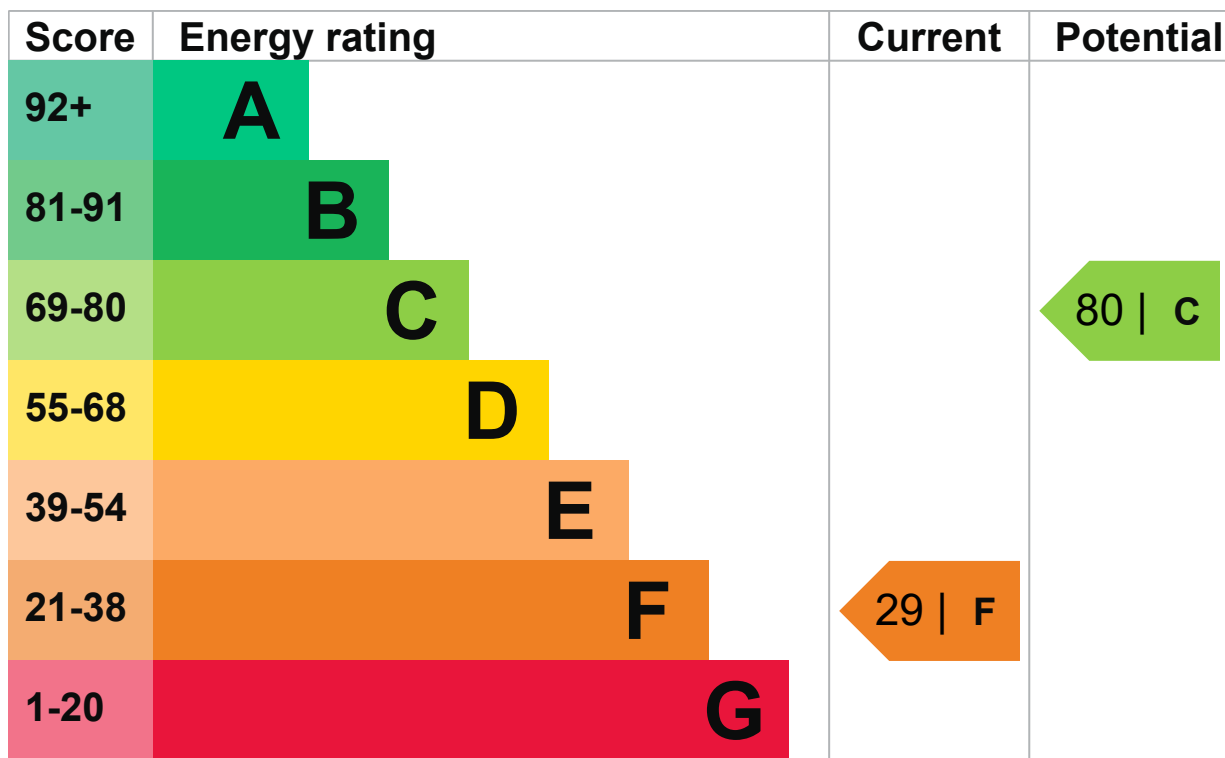
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be rented 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 efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description                                    | Rating    |
|---------|--|-----------|
| Wall    | Cavity wall, as built, no insulation (assumed) | Poor      |
| Roof    | Pitched, no insulation (assumed)               | Very poor |
| Window  | Partial double glazing                         | Poor      |

| Feature              | Description   | Rating    |
|----------------------|---|-----------|
| Main heating         | Boiler and radiators, mains gas                     | Good      |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water            | From main system, no cylinder thermostat            | Very poor |
| Lighting             | No low energy lighting                              | Very poor |
| 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 641 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

9.5 tonnes of CO<sub>2</sub>

### This property's potential production

2.5 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 7.0 tonnes per year. This will help to protect the environment.

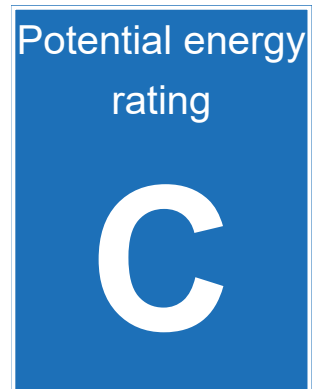
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (29) to C (80).

► [What is an energy rating?](#)



### Recommendation 1: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£282

#### Potential rating after carrying out recommendation 1

37 | F

### Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£60

#### Potential rating after carrying out recommendations 1 and 2

39 | E

### Recommendation 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

#### Typical installation cost

£15 - £30

#### Typical yearly saving

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**Potential rating after carrying out recommendations 1 to 3**

46 | E

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**Recommendation 4: Low energy lighting**

Low energy lighting

**Typical installation cost**

£45

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**Typical yearly saving**

£46

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**Potential rating after carrying out recommendations 1 to 4**

48 | E

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**Recommendation 5: Hot water cylinder thermostat**

Hot water cylinder thermostat

**Typical installation cost**

£200 - £400

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**Typical yearly saving**

£27

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**Potential rating after carrying out recommendations 1 to 5**

49 | E

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**Recommendation 6: Heating controls (programmer, room thermostat and TRVs)**

Heating controls (programmer, thermostat, TRVs)

**Typical installation cost**

£350 - £450

## Typical yearly saving

£204

## Potential rating after carrying out recommendations 1 to 6

57 | D

## Recommendation 7: Replace boiler with new condensing boiler

Condensing boiler

### Typical installation cost

£2,200 - £3,000

## Typical yearly saving

£274

## Potential rating after carrying out recommendations 1 to 7

66 | D

## Recommendation 8: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£42

## Potential rating after carrying out recommendations 1 to 8

68 | D

## Recommendation 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£33

## Potential rating after carrying out recommendations 1 to 9

69 | C

## Recommendation 10: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£5,000 - £8,000

## Typical yearly saving

£283

## Potential rating after carrying out recommendations 1 to 10

80 | C

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£1952

### Potential saving

£1174

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

## Space heating

17666 kWh per year

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## Water heating

7336 kWh per year

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## Potential energy savings by installing insulation

| Type of insulation     | Amount of energy saved |
|------------------------|------------------------|
| Loft insulation        | 3856 kWh per year      |
| Cavity wall insulation | 4845 kWh per year      |

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Luis Tapper

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### Telephone

08450945192

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### Email

[enquiries@vibrantenergymatters.co.uk](mailto:enquiries@vibrantenergymatters.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

ECMK

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### Assessor ID

ECMK301300

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## Telephone

0333 123 1418

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## Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

22 September 2017

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### Date of certificate

23 September 2017

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### Type of assessment

▶ [RdSAP](#)

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### 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.