# Energy performance certificate (EPC)

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|---|---|---|---|
| Flat General Store<br>Lewis Street<br>Pontwelly<br>LLANDYSUL<br>SA44 4AL | Energy rating<br>**G** | Valid until: | **3 April 2029** |
| | | Certificate number: | **8961-7827-2770-4630-2926** |

## Property type

Top-floor flat

## Total floor area

50 square metres

### Rules on letting this property

## You may not be able to let this property

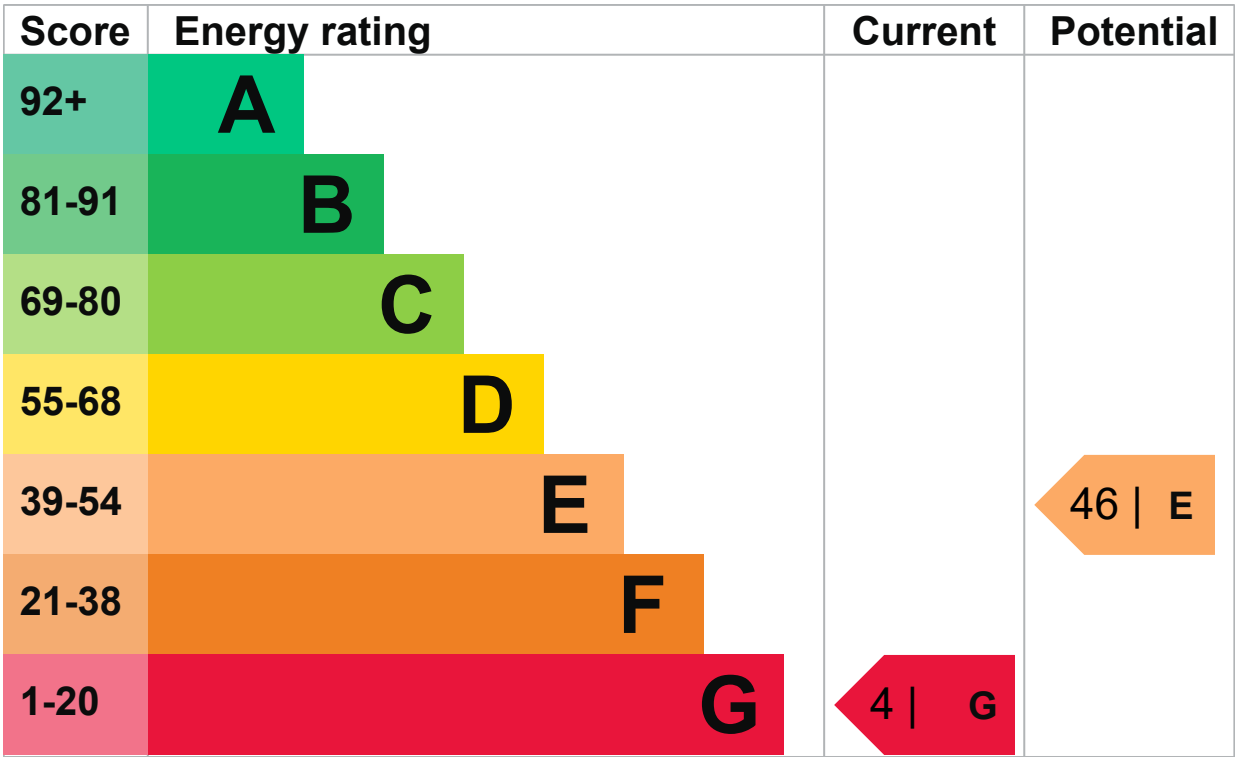
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 G. It has the potential to be E.

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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation | Very poor |
| Window | Fully double glazed | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Boiler and radiators, electric | Very poor |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Very poor |
| Lighting | Low energy lighting in 75% of fixed outlets | Very good |
| Floor | (other premises below) | N/A |
| Secondary heating | None | N/A |

# Primary energy use

The primary energy use for this property per year is 926 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

# Additional information

Additional information about this property:

- Stone walls present, not insulated

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

## An average household produces

6 tonnes of CO2

## This property produces

7.8 tonnes of CO2

## This property's potential production

3.5 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 4.3 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.

**Improve this property's energy performance**

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (4) to E (46).


▶ Do I need to follow these steps in order?

# Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

## Typical installation cost

£100 - £350

## Typical yearly saving

£749

## Potential rating after completing step 1

22 | F

# Step 2: Internal or external wall insulation

Internal or external wall insulation

## Typical installation cost

£4,000 - £14,000

## Typical yearly saving

£580

## Potential rating after completing steps 1 and 2

42 | E

# Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

## Typical installation cost

£15 - £30

### Typical yearly saving

£24

### Potential rating after completing steps 1 to 3

43 | E

## Step 4: Heat recovery system for mixer showers

Heat recovery system for mixer showers

### Typical installation cost

£585 - £725

### Typical yearly saving

£40

### Potential rating after completing steps 1 to 4

45 | E

## Step 5: High performance external doors

High performance external doors

### Typical installation cost

£500

### Typical yearly saving

£22

### Potential rating after completing steps 1 to 5

46 | E

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£2565

## Potential saving

£1415

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (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

| Type of heating | Estimated energy used |
|---|---|
| Space heating | 12847 kWh per year |
| Water heating | 1827 kWh per year |

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Loft insulation | 4414 kWh per year |
| Solid wall insulation | 3421 kWh per year |

### 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

Simon Williams

## Telephone

07539214927

## Email

sw.dea14@yahoo.co.uk

# Accreditation scheme contact details

### Accreditation scheme
Stroma Certification Ltd

### Assessor ID
STRO017461

### Telephone
0330 124 9660

### Email
certification@stroma.com

# Assessment details

### Assessor's declaration
No related party

### Date of assessment
20 March 2019

### Date of certificate
4 April 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.

### Certificate number
0624-2865-7787-9894-1215 (/energy-certificate/0624-2865-7787-9894-1215)

### Valid until
14 August 2024