# **Energy performance certificate (EPC)**

25 Roman Way NEATH SA10 7BG Energy rating

Valid until: 11 November 2033

Certificate number: 9350-2900-9390-2197-5275

Property type Semi-detached house

Total floor area 84 square metres

### Rules on letting this property

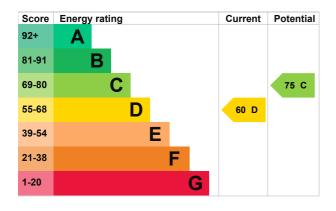
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

### **Energy rating and score**

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

<u>See how to improve this property's energy 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                 | System built, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, 200 mm loft insulation                 | Good      |
| Window               | Fully double glazed                             | Average   |
| Main heating         | Boiler and radiators, mains gas                 | Good      |
| Main heating control | Programmer and room thermostat                  | Average   |
| Hot water            | From main system                                | Good      |
| Lighting             | Low energy lighting in 89% 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 276 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• System build present

### How this affects your energy bills

An average household would need to spend £2,105 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 £261 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:

- 12,502 kWh per year for heating
- 2,142 kWh per year for hot water

### Impact on the environment

This property's current 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. CO2 harms the environment.

#### Carbon emissions

An average household produces

6 tonnes of CO2

| This property produces               | 4.1 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 2.5 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

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £79                   |
| 2. Heating controls (TRVs)        | £350 - £450               | £90                   |
| 3. Solar water heating            | £4,000 - £6,000           | £93                   |
| 4. Solar photovoltaic panels      | £3,500 - £5,500           | £691                  |

### 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 www.gov.uk/improve-energy-efficiency.

#### 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 | Anthony Jones                    |  |
|-----------------|----------------------------------|--|
| Telephone       | 0168 5842 169                    |  |
| Email           | anthonykarenjones@btinternet.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/028769                     |  |
| Telephone                                    | 01455 883 250                  |  |
| Email  | enquiries@elmhurstenergy.co.uk |  |
| About this assessment Assessor's declaration | No related party               |  |
| Date of assessment                           | 10 November 2023               |  |
| Date of certificate                          | 12 November 2023               |  |
| Type of assessment RdSAP                     |                                |  |