Energy performance certificate (EPC)

Banhadlog Babell Road Pensarn CARMARTHEN SA31 2JY Energy rating

F

Valid until: 25 May 2033

Certificate number:

0257-0200-0107-5684-4814

Property type

Detached bungalow

Total floor area

138 square metres

Rules on letting this property



You may not be able to let this property

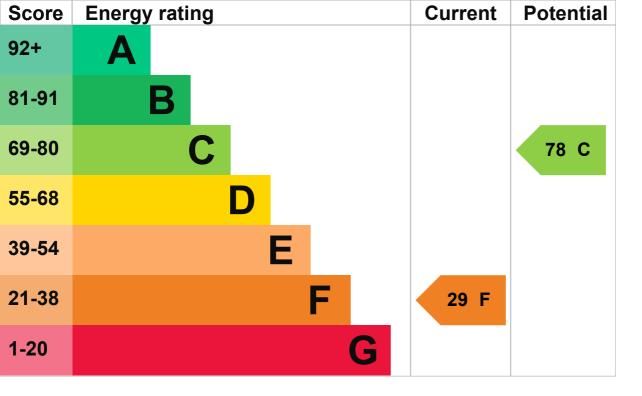
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

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

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.

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Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), limited insulation (assumed)	Poor
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostats	Good

Feature	Description	Rating
Hot water	Electric immersion, off-peak, plus solar	Average
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Solar water heating

Primary energy use

The primary energy use for this property per year is 446 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £6,331 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 £4,247 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,613 kWh per year for heating
- 2,974 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 144 kWh per year from loft insulation
- 1,805 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home

Environmental impact of this property

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

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

An average household produces

6 tonnes of CO2

This property produces

10.4 tonnes of CO2

This property's potential production

5.6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make	
Do I need to follow these steps in order?	
Step 1: Room-in-roof insulation	
Typical installation cost	
	£1,500 - £2,700
Typical yearly saving	
	£1,243
Potential rating after completing step 1	
	40 E
Step 2: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	
	£668
Potential rating after completing steps 1 and 2	
	48 E
Step 3: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£491
Potential rating after completing steps 1 to 3	
	53 E
Step 4: Hot water cylinder insulation	
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Increase hot water cylinder insulation

Typical installation cost	
	£15 - £30
Typical yearly saving	
	£69
Potential rating after completing steps 1 to 4	
	54 E
Step 5: High heat retention storage heaters	
Typical installation cost	
	£3,200 - £4,800
Typical yearly saving	
	£1,776
Potential rating after completing steps 1 to 5	
	70 C
Step 6: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
	£3,500 - £5,500

Potential rating after completing steps 1 to 6

£706

78 C

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.

Who to contact about this certificate

Typical yearly saving

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
Robin Gerard
Telephone
07796 424191
Email
<u>dyfedenergy@gmail.com</u>
Contacting the accreditation scheme
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.
Accreditation scheme
Quidos Limited
Assessor's ID
QUID200713
Telephone
01225 667 570
Email
info@quidos.co.uk
About this assessment
About this assessment
Assessor's declaration No related party
No related party
Date of assessment
26 May 2023
Date of certificate
26 May 2023
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8154-7223-2140-2630-6972 (/energy-certificate/8154-7223-2140-2630-6972)

Valid until

29 July 2024