# **Energy performance certificate (EPC)**

8 Bro Henllys Felinfach LAMPETER SA48 8AD	Energy rating	Valid until:	9 December 2031	
3A40 0AD		Certificate number:	2052-1163-1914-1501-1916	
Property type End-terrace house				

102 square metres

### Rules on letting this property

Total floor area

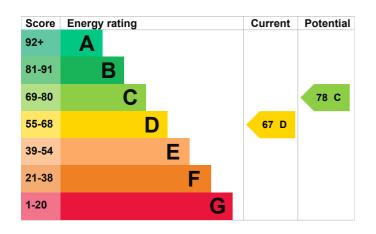
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

This property's energy rating is D. 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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 167 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend £723 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 £33 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 8,809 kWh per year for heating
- 2,245 kWh per year for hot water

impact on the environment	This property produces	4.3 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.	This property's potential production	3.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2)	You could improve this	property's CO2

# Carbon emissions

they produce each year.

An average household produces

6 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

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£33
2. Solar photovoltaic panels	£3,500 - £5,500	£341

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

### Help paying for energy saving improvements

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

- Free energy saving improvements: <u>Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

### Who to contact about this certificate

#### **Contacting the assessor**

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Victoria Randall
Telephone	01974202265
Email	victoriarandall@live.co.uk

### **Contacting the accreditation scheme**

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK301152	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	10 December 2021	
Date of certificate	10 December 2021	

RdSAP