Energy performance certificate (EPC)

28, St. Albans Road Brynmill SWANSEA SA2 0BP	Energy rating **E**	Valid until:	**26 September 2028**
		Certificate number:	**8400-5536-8029-2027-3183**

Property type

Mid-terrace house

Total floor area

155 square metres

Rules on letting this property

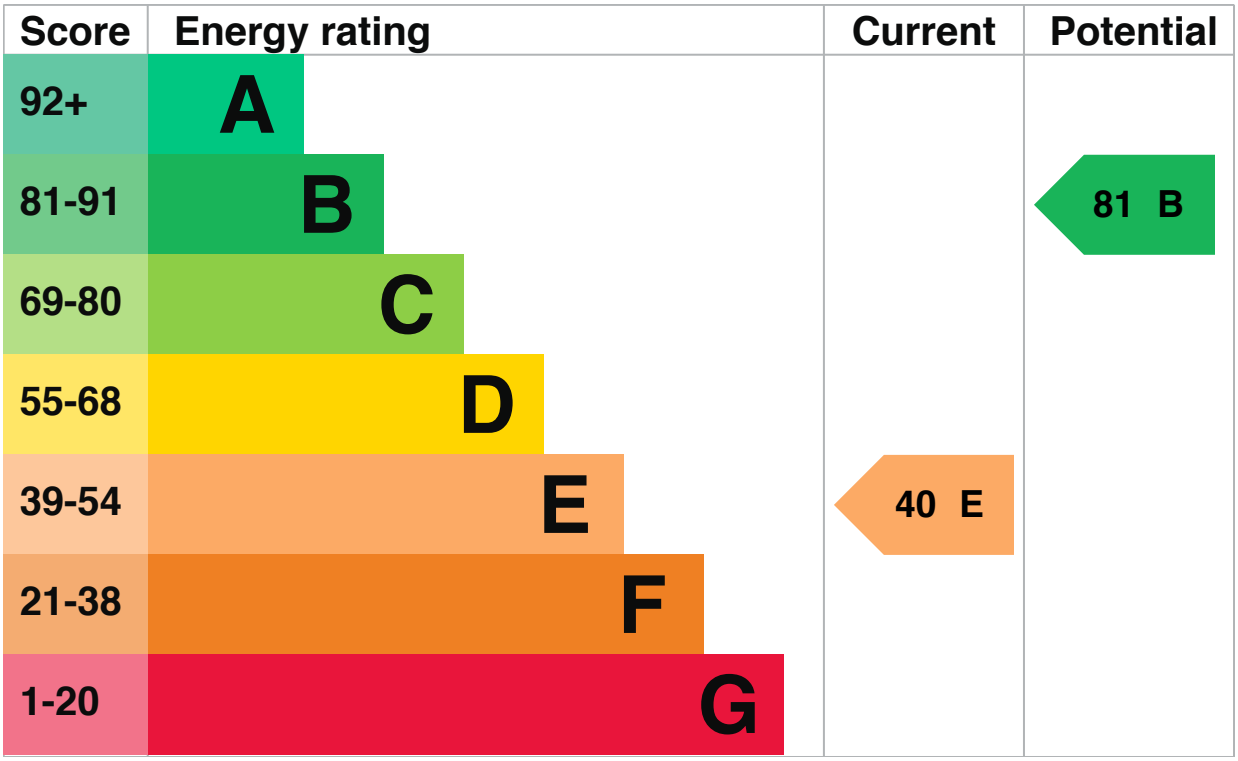
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 88% 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 395 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,118 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 £1,230 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 31,123 kWh per year for heating
- 2,322 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

11.0 tonnes of CO2

This property's potential production

3.1 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

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£68

Potential rating after completing step 1

42 E

Step 2: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£402

Potential rating after completing steps 1 and 2

53 E

Step 3: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£42

Potential rating after completing steps 1 to 3

55 D

Step 4: Internal wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£345

Potential rating after completing steps 1 to 4

65 D

Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£57

Potential rating after completing steps 1 to 5

66 D

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£180

Potential rating after completing steps 1 to 6

71 C

Step 7: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£137

Potential rating after completing steps 1 to 7

75 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£321

Potential rating after completing steps 1 to 8

81 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

Help paying for energy saving improvements

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

- Free energy saving improvements: Nest
- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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

Brian Cullen

Telephone

07866493818

Email
brian_cullen@hotmail.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
Stroma Certification Ltd

Assessor's ID
STRO019988

Telephone
0330 124 9660

Email
certification@stroma.com

About this assessment

Assessor's declaration
No related party

Date of assessment
27 September 2018

Date of certificate
27 September 2018

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.