## **Energy performance certificate (EPC)**

52, Cathedral Way PORT TALBOT SA12 7DZ Energy rating

Valid until: 2 June 2030

Certificate number:

0978-6019-7226-7600-2230

Property type

End-terrace house

Total floor area

58 square metres

## Rules on letting this property

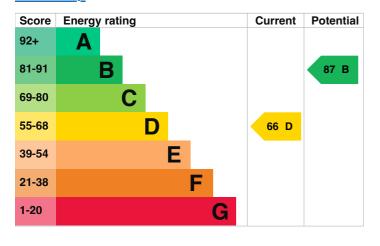
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 238 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £623 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 £162 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 3,357 kWh per year for heating
- 3,080 kWh per year for hot water

## Impact on the environment

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

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 for produces 6

6 tonnes of CO2

This property produces

2.4 tonnes of CO2

# This property's potential production

0.6 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£40	£40
2. Hot water cylinder thermostat	£200 - £400	£41
3. Condensing boiler	£2,200 - £3,000	£44
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£3,500 - £5,500	£350

## 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 Robert Beale
Telephone 01792 865042
Email robert@ctf-uk.com

#### **Contacting the accreditation scheme**

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

Accreditation scheme Sterling Accreditation Ltd

Assessor's ID STER400119
Telephone 0161 727 4303

Email info@sterlingaccreditation.com

About this assessment

Assessor's declaration Owner or Director of the organisation dealing with

the property transaction

Date of assessment 3 June 2020
Date of certificate 3 June 2020

Type of assessment RdSAP