Energy performance certificate (EPC)		
60, Dinas Baglan Road Baglan PORT TALBOT SA12 8AF	Energy rating	Valid until: 23 April 2024
		Certificate number: 0606-2861-7647-9204-5411
Property type	Semi-detached house	
Total floor area		97 square metres

Rules on letting this property



You may not be able to let this property

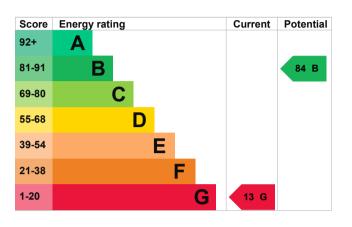
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

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

Energy rating and score

This property's current energy rating is G. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
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 532 kilowatt hours per square metre (kWh/m2).

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 £2,474 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 £1,862 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 14,618 kWh per year for heating
- 2,230 kWh per year for hot water

Impact on the envir	onment	This property produces	9.1 tonnes of CO2
This property's current envi rating is F. It has the potent	•	This property's potential production	1.5 tonnes of CO2
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		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£661.24
2. Floor insulation	£800 - £1,200	£153.14
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£19.98
4. Draught proofing	£80 - £120	£78.24
5. Low energy lighting	£5	£30.59
6. Gas condensing boiler	£3,000 - £7,000	£879.78

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£38.64
8. Solar photovoltaic panels	£9,000 - £14,000	£257.54

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	Dafydd Gould
Telephone	01443842254
Email	<u>info@etas.org.uk</u>

Contacting the accreditation scheme

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

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO016833 0330 124 9660 certification@stroma.com

No related party 9 April 2014 24 April 2014 RdSAP