Energy performance certificate (EPC)

79 Walter Road SWANSEA SA1 4PS	Energy rating **F**	Valid until:	**22 December 2031**
		Certificate number:	**9390-2835-7190-2299-6101**

Property type

Detached house

Total floor area

366 square metres

Rules on letting this property

You may not be able to let this property

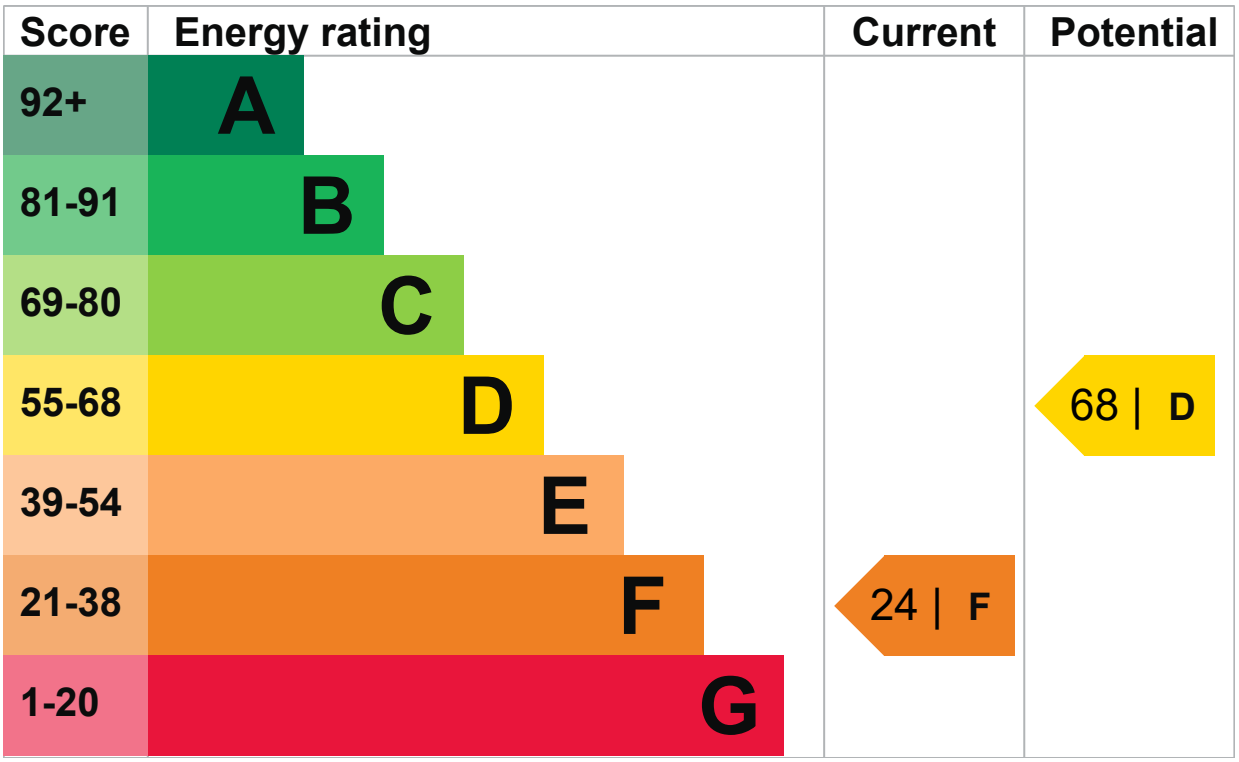
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented 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 efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Roof room(s), ceiling insulated	Poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Gas boiler/circulator	Average
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (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 430 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

29.0 tonnes of CO2

This property's potential production

11.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 18.0 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (24) to D (68).

▶ What is an energy rating?

Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£358

Potential rating after carrying out recommendation 1

28 | F

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£129

Potential rating after carrying out recommendations 1 and 2

29 | F

Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£953

Potential rating after carrying out recommendations 1 to 3

41 | E

Recommendation 4: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£202

Potential rating after carrying out recommendations 1 to 4

43 | E

Recommendation 5: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£164

Potential rating after carrying out recommendations 1 to 5

46 | E

Recommendation 6: Low energy lighting

Low energy lighting

Typical installation cost

£100

Typical yearly saving

£131

Potential rating after carrying out recommendations 1 to 6

47 | E

Recommendation 7: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£962

Potential rating after carrying out recommendations 1 to 7

62 | D

Recommendation 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£147

Potential rating after carrying out recommendations 1 to 8

65 | D

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£367

Potential rating after carrying out recommendations 1 to 9

68 | D

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£5399

Potential saving

£3046

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

64044 kWh per year

Water heating

3088 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	5730 kWh per year
Cavity wall insulation	1726 kWh per year
Solid wall insulation	12833 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Kevin Bolton

Telephone
07866 716 068

Email
kevin@selpac.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/015264

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment

15 November 2021

Date of certificate

23 December 2021

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.

There are no related certificates for this property.