

# Energy performance certificate (EPC)

3 BAY VIEW  
ST THOMAS  
SWANSEA  
SA1 8BB

Energy rating

E

Valid until

25 March 2031

Certificate number

2227-3115-9471-0285-1315

## Property type

Mid-terrace house

## Total floor area

84 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Feature	Description	Rating
Window	Fully double glazed	Average
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 all 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 368 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

5.5 tonnes of CO<sub>2</sub>

### This property's potential production

1.8 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.7 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.

**Typical yearly saving**

£125

**Potential rating after carrying out recommendations 1 to 3**

64 | D

**Recommendation 4: Replace boiler with new condensing boiler**

Condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£102

**Potential rating after carrying out recommendations 1 to 4**

68 | D

**Recommendation 5: Flue gas heat recovery device in conjunction with boiler**

Flue gas heat recovery

**Typical installation cost**

£400 - £900

**Typical yearly saving**

£23

**Potential rating after carrying out recommendations 1 to 5**

70 | C

**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£3,500 - £5,500

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

Neil Griffiths

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### Telephone

07792884959

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### Email

[neilgriff1967@aol.com](mailto:neilgriff1967@aol.com)

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## Accreditation scheme contact details

### Accreditation scheme

ECMK

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### Assessor ID

ECMK300168

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### Telephone

0333 123 1418

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### Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment