

# Energy performance certificate (EPC)

1 Castle View Blackpill SWANSEA SA3 5BZ	Energy rating <div>C</div>	Valid until:	28 November 2034
		Certificate number:	9490-5669-0422-6423-3943

Property type	Detached house
Total floor area	236 square metres

## Rules on letting this property

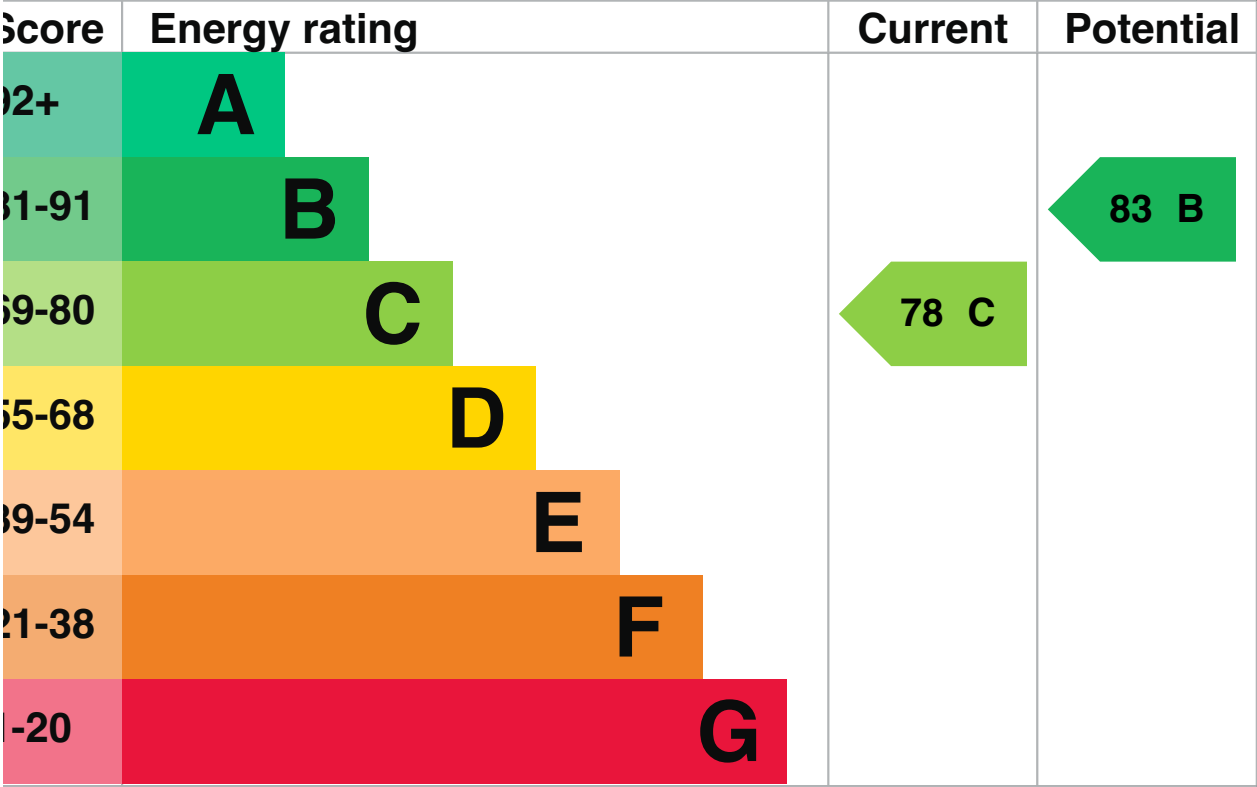
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. 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	Timber frame, as built, insulated (assumed)	Good
Floor	Flat, insulated (assumed)	Good

ndow	Fully double glazed	Good
ain heating	Boiler and underfloor heating, mains gas	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and at least two room thermostats	Good
ain heating control	Programmer, room thermostat and TRVs	Good
it water	From main system	Good
ghting	Low energy lighting in 67% of fixed outlets	Good
oor	Solid, insulated (assumed)	N/A
condary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 126 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

# How this affects your energy bills

An average household would need to spend **£1,687 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 £48 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 17,295 kWh per year for heating
- 2,277 kWh per year for hot water

# Impact on the environment

is property’s environmental impact rating is C. It has the potential to be C.

roperties 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 CO <sub>2</sub>
this property produces	5.2 tonnes of CO <sub>2</sub>
this property’s potential production	4.1 tonnes of CO <sub>2</sub>

u could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use  
ferent amounts of energy.

# Steps you could take to save energy

[Do I need to follow these steps in order?](#)

## Step 1: Low energy lighting

Typical installation cost	£22
Typical yearly saving	£4
Potential rating after completing step 1	78 C

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£49
Potential rating after completing steps 1 and 2	83 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:

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

# 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	Mark Bevan
Telephone	07900 303858
Email	<a href="mailto:mark@mbenergysurveys.co.uk">mark@mbenergysurveys.co.uk</a>

## Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001120
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	26 November 2024
Date of certificate	29 November 2024
Type of assessment	 <a href="#">RdSAP</a>

## 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

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

**ertificate number**

[9098-1953-6289-6591-7054 \(/energy-certificate/9098-1953-6289-6591-7054\)](#)

**xpired on**

15 November 2019



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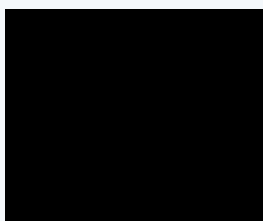
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**OGL**

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