

Energy Performance Certificate



9 Sirius Apartments, Phoebe Road, Pentrechwyth, SWANSEA, SA1 7GA

Dwelling type: Mid-floor flat
Date of assessment: 17 March 2014
Date of certificate: 17 March 2014

Reference number: 8524-7037-2870-2103-2992
Type of assessment: SAP, new dwelling
Total floor area: 48 m²

Use this document to:

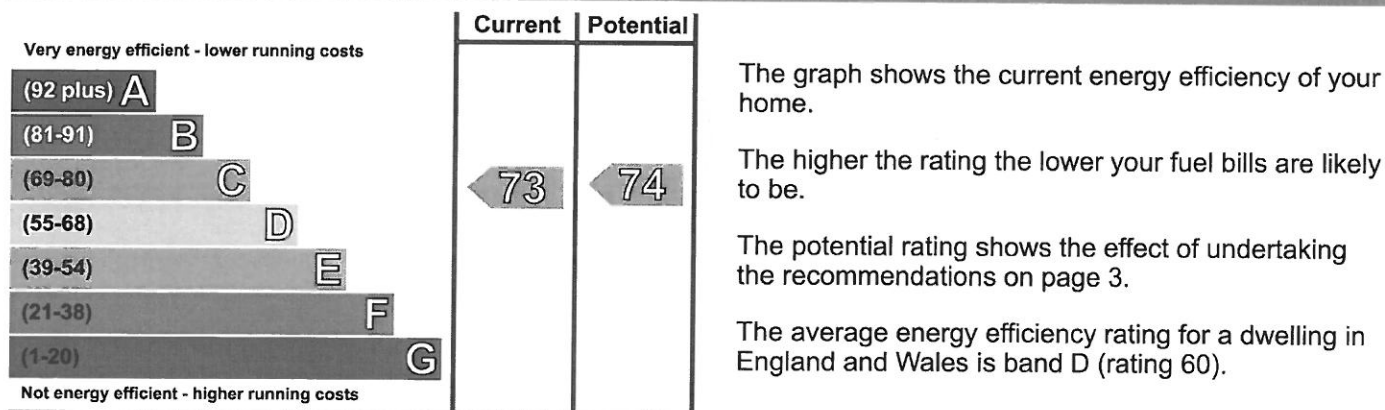
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,398
Over 3 years you could save	£ 33

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 99 over 3 years	
Heating	£ 606 over 3 years	£ 633 over 3 years	
Hot Water	£ 633 over 3 years	£ 633 over 3 years	
Totals	£ 1,398	£ 1,365	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 33

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.28 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.21 W/m ² K	★★★★☆
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	—
Lighting	Low energy lighting in 40% of fixed outlets	★★★★☆☆
Air tightness	Air permeability 4.0 m ³ /h.m ² (as tested)	★★★★☆

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 201 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Low energy lighting for all fixed outlets	£15	£ 11	 C74

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NES. You can get contact details of the accreditation scheme at www.nesltd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: NHER003539
Assessor's name: Mr Timothy James
Phone number: 01582 544250
E-mail address: epc@environmental-economics.co.uk
Related party disclosure: No related party

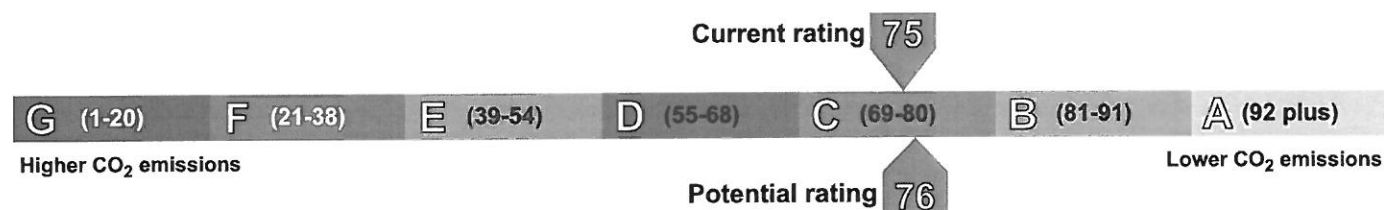
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	1,241
Water heating (kWh per year)	1,502

NOTES FOR RECIPIENTS

This Building Regulations Certificate of Compliance is the NICEIC registered installer's confirmation that the certified work identified overleaf complies with Regulations 4 and 7 of The Building Regulations 2010. Details of the certified work have been notified to your local authority.

Please check the details on this certificate are correct, ensuring the description of work undertaken, completion dates are both correct and the installer's name is that of the business that actually undertook the certified work. If you have any concerns regarding the work-type, date or the installer's name, please contact our Building Compliance helpline on 0870 013 0462.

Additional or replacement copies of Building Regulations Certificates of Compliance can be purchased at www.checkmynotification.com

OUR PLATINUM PROMISE

We know how important it is for you to feel confident the work undertaken by a NICEIC registered installer meets the required building regulations or installation standards, so in the unlikely event there are any issues in the future the NICEIC Platinum Promise will protect you.

If you believe there are any issues please raise your concerns in the first instance with the registered installer who carried out the work, we are sure they will want to do everything possible to resolve them.

If you are unable to resolve the issues directly then please contact us and we will explain how the NICEIC Platinum Promise works and how we can help.

Further details including full terms and conditions can be found at www.niceic.com/householder/platinumpromise



37181OTKB/388/00012/849
THE CURRENT OCCUPIER
9 SIRIUS APARTMENTS
PHOEBE ROAD
SWANSEA
SA1 7GA



The Certificate of Compliance
for your installation work has
arrived. Please take time to read
the document and the notes
overleaf.

*The Registered Installer named below has certified that the installation work detailed is compliant with Regulations 4 & 7
of The Building Regulations 2010 for England and Wales.*

Building Regulations Certificate of Compliance

Certificate Number
10005218

Date Completed
06/02/2015

Installer Name
M D T Electrical Ltd
Registered No. 034287000

Address of installation
9 SIRIUS APARTMENTS, PHOEBE ROAD, SWANSEA, SA1 7GA,

Description of Location
Dwelling

Description of Notifiable Work
Electrical
New full electrical installation (new build)



This certificate is issued by NICEIC, a trading brand of Certsure LLP, as agent for and on behalf of the NICEIC registered installer named above. This certificate is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with. NICEIC does not accept any responsibility for the content of this certificate or for the quality of work detailed, except under the NICEIC Platinum Promise described overleaf.

This certificate is a valuable document. Please retain it in a safe place. If this is not an original certificate or if there is any doubt to its authenticity, visit www.checkmynotification.com