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Energy performance certificate (EPC)

The Pines Wiston HAVERFORDWEST SA62 4PP	Energy rating	Valid until:	9 September 2034
	A	Certificate number:	1034-3721-3400-0631-1206

Property type Detached house

Total floor area 124 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 A. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A	94 A	115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, with internal insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated	Average

Feature	Description	Rating
Window	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Very good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 14 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,538 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 £310 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:

- 14,313 kWh per year for heating
- 2,954 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties 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 ₂
This property produces	0.3 tonnes of CO ₂
This property's potential production	-2.1 tonnes of CO ₂

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

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

Steps you could take to save energy

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

Step 1: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £82

Potential rating after completing step 1

95 A

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £124

Potential rating after completing steps 1 and 2

97 A

Step 3: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost £350 - £450

Typical yearly saving £105

Potential rating after completing steps 1 to 3

99 A

Step 4: Wind turbine

Typical installation cost £15,000 - £25,000

Typical yearly saving £1,026

Potential rating after completing steps 1 to 4

115 A

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

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	Robert Simms
Telephone	01646635814
Email	sa62homeinspector@gmail.com

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/021734
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 September 2024

Date of certificate 10 September 2024

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 (Monday to Friday, 9am to 5pm).

Certificate number [0000-6030-0022-6020-5393 \(/energy-certificate/0000-6030-0022-6020-5393\)](/energy-certificate/0000-6030-0022-6020-5393)

Valid until 9 August 2031

Certificate number [0370-2812-7387-2490-3931 \(/energy-certificate/0370-2812-7387-2490-3931\)](/energy-certificate/0370-2812-7387-2490-3931)

Valid until 11 August 2030

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