

Energy performance certificate (EPC)

Firridge Llanfairtalhaiarn ABERGELE LL22 8SP	Energy rating	Valid until: 2 August 2030
	G	Certificate number: 0479-2817-7485-2300-8165

Property type: Detached bungalow

Total floor area: 63 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of 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).

Properties can be let 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 rating and score

This property's current energy rating is G. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 902 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
-

How this affects your energy bills

An average household would need to spend **£3,260 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 £2,639 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 15,807 kWh per year for heating
- 1,969 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 12.0 tonnes of CO₂

This property's potential production 0.8 tonnes of CO₂

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£772
2. Internal or external wall insulation	£4,000 - £14,000	£720

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (suspended floor)	£800 - £1,200	£210
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£30
5. Draught proofing	£80 - £120	£64
6. Low energy lighting	£50	£34
7. High heat retention storage heaters	£1,600 - £2,400	£627
8. Solar water heating	£4,000 - £6,000	£65
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£114
10. Solar photovoltaic panels	£3,500 - £5,500	£360
11. Wind turbine	£15,000 - £25,000	£720

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Lee Morley
Telephone	01745583488
Email	lee@iesukltd.org

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO016813
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	3 August 2020
Date of certificate	3 August 2020
Type of assessment	RdSAP
