Energy performance certificate (EPC)		
Swn Y Gwynt MENAI BRIDGE LL59 5RX	Energy rating	Valid until: 6 November 2033 Certificate number: 2778-3032-5204-2207-0200
Property type		Detached house
Total floor area		142 square metres

Rules on letting this property

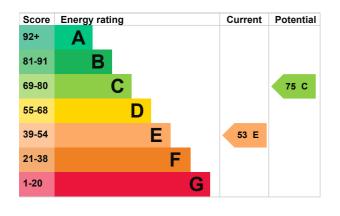
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 402 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,394 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 £1,095 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 15,703 kWh per year for heating
- 2,295 kWh per year for hot water

Impact on the environment

This property produces This property's 5.9 tonnes of CO2 This property's current environmental impact potential production rating is F. It has the potential to be E. Properties get a rating from A (best) to G You could improve this property's CO2 (worst) on how much carbon dioxide (CO2) emissions by making the suggested changes. they produce each year. CO2 harms the This will help to protect the environment. environment. These ratings are based on assumptions about average occupancy and energy use. Carbon emissions People living at the property may use different amounts of energy. 6 tonnes of CO2 An average household produces

9.7 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£288
2. High heat retention storage heaters	£2,800 - £4,200	£727
3. Solar water heating	£4,000 - £6,000	£81
4. Solar photovoltaic panels	£3,500 - £5,500	£763

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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	Shaun Richards
Telephone	01286831581
Email	shaunrichards109@btinternet.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/013897
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	23 April 2023
Date of certificate	7 November 2023
Type of assessment	RdSAP