Energy performance certificate (EPC)			
Tan Dinas BRYNTEG LL78 8JR	Energy rating	Valid until:	22 July 2034
		Certificate number:	9822-3018-4203-5034-4204
Property type	Detached house		
Total floor area	58 square metres		

### Rules on letting this property

# You may not be able to let this property

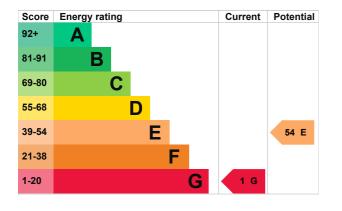
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

### **Energy rating and score**

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

<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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	No low energy lighting	Very poor
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 1298 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend **£6,673 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 £3,319 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:

- 19,947 kWh per year for heating
- 3,203 kWh per year for hot water

Impact on the envir	onment	This property produces	16.0 tonnes of CO2
This property's environmental impact rating is G. It has the potential to be E.		This property's potential production	5.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diffe amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£2,169
2. Floor insulation (solid floor)	£4,000 - £6,000	£185
3. Draught proofing	£80 - £120	£167
4. Low energy lighting	£50	£42
5. Solar water heating	£4,000 - £6,000	£318

Step	Typical installation cost	Typical yearly saving
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£366
7. High performance external doors	£1,000	£72
8. Solar photovoltaic panels	£3,500 - £5,500	£545
9. Wind turbine	£15,000 - £25,000	£1,025

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	07796715304
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	12 July 2024	
Date of certificate	23 July 2024	
Type of assessment	RdSAP	