Energy performance certificate (EPC)

The Stables Caergeiliog HOLYHEAD LL65 3HL	Energy rating	Valid until:	23 March 2027
		Certificate number:	2978-0097-7227-4683-9960
Property type	С	etached house	

202 square metres

Rules on letting this property

Total floor area

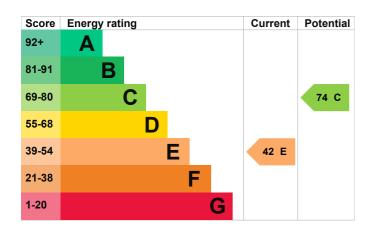
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,074 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 £496 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 22,297 kWh per year for heating
- 2,348 kWh per year for hot water

Impact on the environment	This property produces	11.0 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property's potential production	5.5 tonnes of CO2

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

they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average household produces

6 tonnes of CO2

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

You could improve this property's CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£61
2. Floor insulation (solid floor)	£4,000 - £6,000	£130
3. Low energy lighting	£55	£52
4. Heating controls (room thermostat)	£350 - £450	£78
5. Condensing boiler	£2,200 - £3,000	£140
6. Solar water heating	£4,000 - £6,000	£36
7. Solar photovoltaic panels	£5,000 - £8,000	£303
8. Wind turbine	£15,000 - £25,000	£556

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	Stroma Certification Ltd	
Assessor's ID	STRO011240	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
	No related party 23 March 2017	
Assessor's declaration		