# Energy performance certificate (EPC)

E 5 Brig Y Nant LLANGEFNI LL77 7QD	Energy rating	Valid until:	21 April 2034
	D	Certificate number:	9632-3037-5204-9514- 2204
Property type	I	Detached house	
Total floor area		133 square metres	

# Rules on letting this property

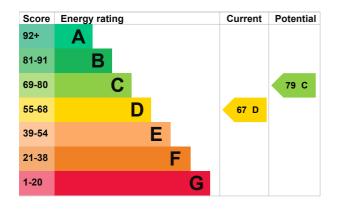
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. 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
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£1,961 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 £346 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:

- 14,099 kWh per year for heating
- 3,950 kWh per year for hot water

Impact on the enviro	nment	This property produces	5.0 tonnes of CO2
This property's environmenta D. It has the potential to be C		This property's potential production	3.0 tonnes of CO2
Properties get a rating from A (worst) on how much carbon they produce each year.	· · ·	You could improve this pro emissions by making the s This will help to protect the	suggested changes.
Carbon emissions		These ratings are based of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use differe amounts of energy.	ty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£97
2. Increase hot water cylinder insulation	£15 - £30	£35
3. Hot water cylinder thermostat	£200 - £400	£122
4. Solar water heating	£4,000 - £6,000	£90
5. Solar photovoltaic panels	£3,500 - £5,500	£591

### 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	17 April 2024
Date of certificate	22 April 2024
Type of assessment	RdSAP