# **Energy performance certificate (EPC)**

22a Garnon Street
CAERNARFON
LL55 2RB

Energy rating
Valid until: 19 April 2034

Certificate 9534-3124-8300-0959number: 7296

Property type	Mid-terrace house
Total floor area	86 square metres

# Rules on letting this property

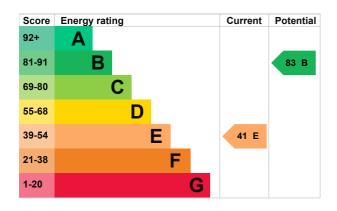
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

# **Energy rating and score**

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

<u>See how to improve this property's energy 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
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
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 625 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 £3,454 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 £1,823 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:

- 14,804 kWh per year for heating
- · 2,168 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 9.0 tonnes of CO2

This property's 3.8 tonnes of CO2

potential production

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. Flat roof or sloping ceiling insulation	£850 - £1,500	£83
2. Internal or external wall insulation	£4,000 - £14,000	£801
3. Floor insulation (solid floor)	£4,000 - £6,000	£112
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£47
5. High heat retention storage heaters	£2,000 - £3,000	£669

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£111
7. Solar photovoltaic panels	£3,500 - £5,500	£609

# 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

#### 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.

Elmhurst Energy Systems Ltd
EES/013897
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
11 April 2024
20 April 2024