

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| The Old Smithy Caeathro CAERNARFON LL55 2SS | Energy rating E | Valid until: 20 July 2026 |
| | | Certificate number: 8496-7623-1140-3119-3922 |

| | |
|-------------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 171 square metres |

Rules on letting this property

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Granite or whinstone, as built, insulated (assumed) | Good |
| Wall | Solid brick, as built, insulated (assumed) | Good |
| Roof | Pitched, 75 mm loft insulation | Average |
| Roof | Roof room(s), insulated | Average |
| Window | Partial double glazing | Poor |
| Main heating | Boiler and radiators, wood logs | Poor |
| Main heating | Electric storage heaters | Average |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Main heating control | Manual charge control | Poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 4% of fixed outlets | Very poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

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 **£2,430 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 £1,006 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 27,130 kWh per year for heating
- 3,322 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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 CO ₂ |
| This property produces | 5.2 tonnes of CO ₂ |
| This property's potential production | 0.2 tonnes of CO ₂ |

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

► [Do I need to follow these steps in order?](#)

Step 1: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £247

Potential rating after completing step 1

49 E

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £238

Potential rating after completing steps 1 and 2

55 D

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £132

Potential rating after completing steps 1 to 3

58 D

Step 4: Low energy lighting

Typical installation cost £125

Typical yearly saving £71

Potential rating after completing steps 1 to 4

60 D

Step 5: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost £350 - £450

Typical yearly saving £125

Potential rating after completing steps 1 to 5

63 D

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving

£116

Potential rating after completing steps 1 to 6**65 D**

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£78

Potential rating after completing steps 1 to 7**67 D**

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£293

Potential rating after completing steps 1 to 8**74 C**

Step 9: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£594

Potential rating after completing steps 1 to 9**87 B**

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-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](#)

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

Gareth Ellis

Telephone

01286 672430

Emailadmin@kimberleygulf.co.uk

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/001725 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 21 July 2016 |
| Date of certificate | 21 July 2016 |
| Type of assessment | ▶ RdSAP |

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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