



This Commercial Energy Performance Certificate has been produced
for

20 Walthew Avenue
HOLYHEAD
Anglesey
LL65 1AF



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Energy performance certificate (EPC)

20 Walthew Avenue HOLYHEAD LL65 1AF	Energy rating <h1 style="font-size: 2em; margin: 0;">C</h1>	Valid until: 20 September 2032 <hr/> Certificate number: 2772-7013-1596-1791-5845
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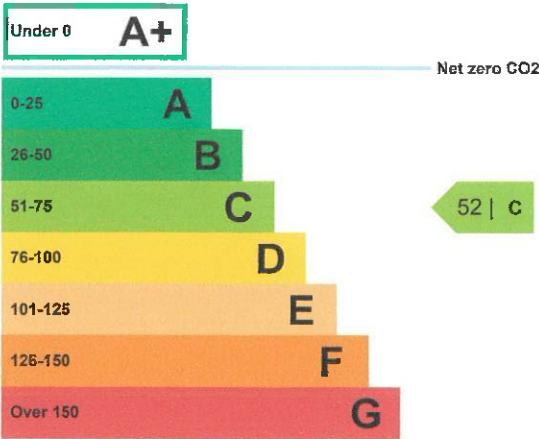
Property type	C1 Hotels
Total floor area	225 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 30 | B

If typical of the existing stock 101 | E

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

146.7

Primary energy use (kWh/m² per year)

832

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3314-4667-7656-1479-7714\)](/energy-certificate/3314-4667-7656-1479-7714).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	William Morris
Telephone	01690 750 288
Email	wmepc2015@gmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002869
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	William Morris Energy Assessments
Employer address	Gwynant, Dolwyddelan, Conwy
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 September 2022
Date of certificate	21 September 2022

Energy performance certificate (EPC) recommendation report

20 Walthew Avenue
HOLYHEAD
LL65 1AF

Report number
3314-4667-7656-1479-7714

Valid until
20 September 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on 21 September 2022

Total useful floor area 225 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name William Morris

Telephone 01690 750 288

Email wmepec2015@gmail.com

Employer's name William Morris Energy Assessments

Employer's address Gwynant, Dolwyddelan, Conwy

Assessor ID STRO002869

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
