Energy performance certificate (EPC)		
Huanfa Maenclochog CLYNDERWEN	Energy rating	Valid until: 22 March 2029
SA66 7LB	E	Certificate number: 0066-2832-7776-9521-6485
Property type Semi-detached house		
Total floor area		131 square metres

Rules on letting this property

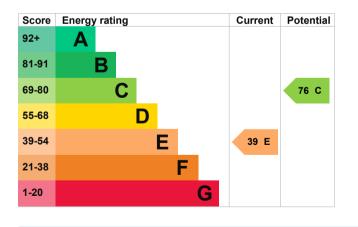
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is E. 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, limited insulation (assumed)	Poor
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 326 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,651 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 £724 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 19,854 kWh per year for heating
- 3,359 kWh per year for hot water

Impact on the envir	onment	This property produces	12.0 tonnes of CO2
This property's current envi rating is F. It has the potent	•	This property's potential production	5.7 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha Carbon emissions	e (CO2) they	You could improve this pro emissions by making the s This will help to protect the	uggested changes.
An average household produces	6 tonnes of CO2	These ratings are based o average occupancy and er living at the property may u of energy.	nergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£370
2. Floor insulation (solid floor)	£4,000 - £6,000	£43
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£21
4. Low energy lighting	£40	£41
5. Condensing boiler	£2,200 - £3,000	£209
6. Solar water heating	£4,000 - £6,000	£41

Step	Typical installation cost	Typical yearly saving
7. Solar photovoltaic panels	£5,000 - £8,000	£310

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	Paul Lucas
Telephone	01437 762538
Email	paul@rklucas.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
Assessor's ID
Telephone
Email

About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/020182 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

Owner or Director of the organisation dealing with the property transaction 22 March 2019 23 March 2019 RdSAP