Energy performance certificate (EPC)			
15, Bro Waun Waunfawr CAERNARFON	Energy rating	Energy rating Valid until:	29 November 2026
LL55 4DQ	F	Certificate number:	8695-4704-8829-5477-0963
Property type Mid-terrace house			
Total floor area	102 square metres		

### Rules on letting this property

# You may not be able to let this property

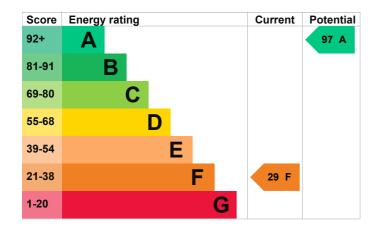
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> <u>property's energy rating</u>.

### **Energy rating and score**

This property's energy rating is F. It has the potential to be A.

<u>See how to improve this property's energy</u> efficiency.



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, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no 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 27% of fixed outlets	Average
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 747 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £2,316 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 £1,294 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:

- 21,766 kWh per year for heating
- 2,244 kWh per year for hot water

### Impact on the environment

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

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 6 tonnes of CO2 produces

This property produces13.0 tonnes of CO2This property's potential<br/>production3.4 tonnes of CO2

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.

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£65
2. Cavity wall insulation	£500 - £1,500	£437
3. Internal or external wall insulation	£4,000 - £14,000	£143
4. Floor insulation (solid floor)	£4,000 - £6,000	£126
5. Low energy lighting	£40	£36
6. High heat retention storage heaters	£800 - £1,200	£432
7. Solar water heating	£4,000 - £6,000	£56
8. Solar photovoltaic panels	£5,000 - £8,000	£293
9. Wind turbine	£15,000 - £25,000	£594

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: <u>Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

• Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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	Raja Khan
Telephone	07912036359
Email	raja.khan30@ntlworld.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0014007	
Telephone	0330 124 9660	
Email	certification@stroma.com	

### About this assessment

Assessor's declaration	No related party
Date of assessment	30 November 2016
Date of certificate	30 November 2016
Type of assessment	RdSAP