

# Energy performance certificate (EPC)

49, High Street MENAI BRIDGE LL59 5EF	Energy rating	Valid until: 10 March 2028
	<b>D</b>	Certificate number: 9857-3067-0081-0300-3805

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	65 square metres

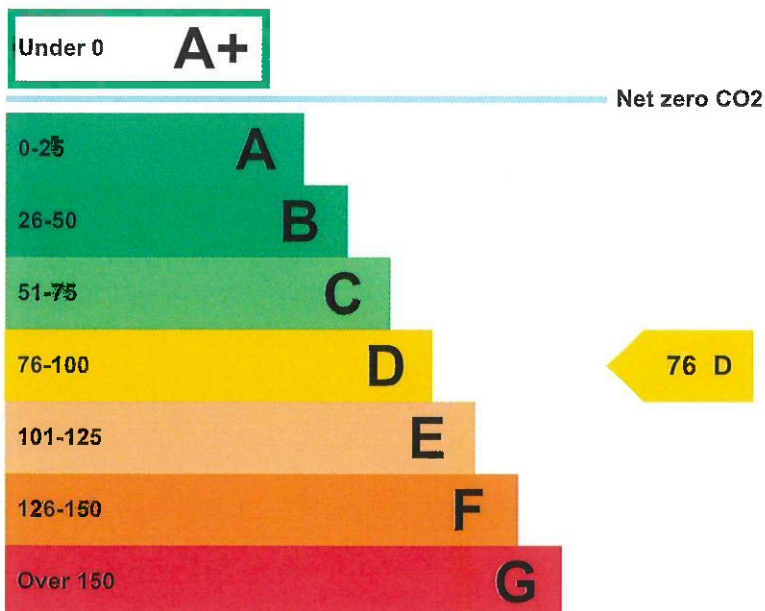
## Rules on letting this property

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

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

89 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	210.49
Primary energy use (kWh/m <sup>2</sup> per year)	1245

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0380-0348-5019-7607-8006\)](#).

## 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	William Morris
Telephone	01690 750 288
Email	<a href="mailto:wmepec2015@gmail.com">wmepec2015@gmail.com</a>

### 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	STRO002869
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	William Morris Energy Assessments
Employer address	Arvon House, Dolwyddelan, Conwy

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<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	7 March 2018
<b>Date of certificate</b>	11 March 2018

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## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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<b>Certificate number</b>	<a href="#">0897-0395-1630-7000-8703 (/energy-certificate/0897-0395-1630-7000-8703)</a>
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<b>Expired on</b>	2 January 2023
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<b>Certificate number</b>	<a href="#">9857-3069-0021-0390-6821 (/energy-certificate/9857-3069-0021-0390-6821)</a>
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<b>Expired on</b>	26 November 2022
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<b>Certificate number</b>	<a href="#">0880-0330-5019-7692-8006 (/energy-certificate/0880-0330-5019-7692-8006)</a>
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<b>Expired on</b>	17 February 2020
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### OGI

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[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworkor](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworkor)



# Energy performance certificate (EPC)

49 High Street  
MENAI BRIDGE  
LL59 5EF

Energy rating

**E**

Valid until: **3 January 2033**

Certificate number: **7822-4322-2209-0899-6222**

Property type

end-terrace house

Total floor area

184 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited 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 275 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
  - Dwelling may be exposed to wind-driven rain
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## Environmental impact of this property

This property produces 8.9 tonnes of CO2

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

This property's potential production 4.5 tonnes of CO2

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Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 4.4 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO2 than G rated properties.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

An average household produces 6 tonnes of CO2

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## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (51) to C (74).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£130
2. Internal or external wall insulation	£4,000 - £14,000	£522
3. Floor insulation (solid floor)	£4,000 - £6,000	£82
4. Solar photovoltaic panels	£3,500 - £5,500	£378

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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## Estimated energy use and potential savings

Estimated yearly energy cost for this property £2058

Potential saving £734

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

[Find ways to save energy in your home.](#)

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	27753 kWh per year
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Water heating	2064 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	8272 kWh per year
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## 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

Shaun Richards

Telephone

07796715304

Email

[shaunrichards109@btinternet.com](mailto:shaunrichards109@btinternet.com)

### Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO011240

Telephone

0330 124 9660

Email

[certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Assessor's declaration

No related party

Date of assessment

21 December 2022

Date of certificate

4 January 2023

Type of assessment

[RdSAP](#)

