

# Energy performance certificate (EPC)

7 CHAPEL STREET LLANGFNI LL77 7RR	Energy rating	Valid until:	21 December 2030
	<b>G</b>	Certificate number:	8903-5440-5002-1322-2396

**Property type** Mid-terrace house

**Total floor area** 93 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. 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) (<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 [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is G. 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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 548 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

### Additional information

Additional information about this property:

- Cavity fill is recommended
- 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 **£3,113 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 £2,265 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 14,100 kWh per year for heating
- 2,065 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	8.6 tonnes of CO2
<b>This property's potential production</b>	3.1 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

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

## Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£116
Potential rating after completing step 1	17 G

## Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£575
Potential rating after completing steps 1 and 2	28 F

## Step 3: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£131
Potential rating after completing steps 1 to 3	31 F

## Step 4: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£280
Potential rating after completing steps 1 to 4	38 F

## Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£95
Potential rating after completing steps 1 to 5	41 E

## Step 6: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£78

**Potential rating after completing steps 1 to 6****43 E****Step 7: High heat retention storage heaters**

Typical installation cost

£2,000 - £3,000

Typical yearly saving

£779

**Potential rating after completing steps 1 to 7****69 C****Step 8: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£73

**Potential rating after completing steps 1 to 8****70 C****Step 9: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£139

**Potential rating after completing steps 1 to 9****75 C****Step 10: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£375

**Potential rating after completing steps 1 to 10****85 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.

<b>Assessor's name</b>	Gareth Hearn
<b>Telephone</b>	01492 868420
<b>Email</b>	<a href="mailto:gareth.hearn@northwalesepcs.co.uk">gareth.hearn@northwalesepcs.co.uk</a>

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID200373
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	21 December 2020
<b>Date of certificate</b>	22 December 2020
<b>Type of assessment</b>	<a href="#">▶ RdSAP</a>

## 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).

There are no related certificates for this property.

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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