

# Energy performance certificate (EPC)

7 HIGH STREET BRYNSIENCYN LLANFAIR PWLLGWYNGYLL LL61 6UB	Energy rating <b>E</b>	Valid until: 24 February 2031
		Certificate number: 0390-2650-0020-2099-4421

Property type	Mid-terrace house
Total floor area	72 square metres

## Rules on letting this property

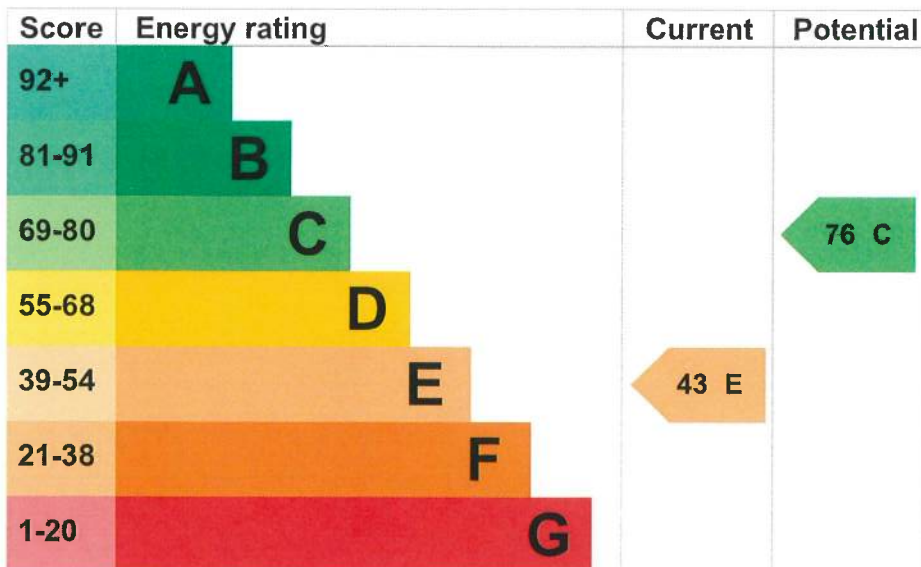
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

[See how to improve this property's energy 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## 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 **£981 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 £349 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 8,101 kWh per year for heating
- 2,026 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	3.2 tonnes of CO2
<b>This property's potential production</b>	1.0 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.

# Changes you could make

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

## Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£27
Potential rating after completing step 1	45 E

## Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£177
Potential rating after completing steps 1 and 2	56 D

## Step 3: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£62
Potential rating after completing steps 1 to 3	59 D

## Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£63
Potential rating after completing steps 1 to 4	63 D

## Step 5: High performance external doors

Typical installation cost	£1,000
Typical yearly saving	£20
Potential rating after completing steps 1 to 5	64 D

## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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**Typical yearly saving**

£351

**Potential rating after completing steps 1 to 6**

76 C

## 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>	Leigh Foxall
<b>Telephone</b>	01296 311890
<b>Email</b>	<a href="mailto:admin@bierce.co.uk">admin@bierce.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>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/020989
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	10 February 2021
<b>Date of certificate</b>	25 February 2021
<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 [svc-mhclg.digital-services@communities.gov.uk](mailto:svc-mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).



<b>Certificate number</b>	<a href="#">0390-2655-0020-2029-1445 (/energy-certificate/0390-2655-0020-2029-1445)</a>
<b>Valid until</b>	24 February 2031
<b>Certificate number</b>	<a href="#">8100-6529-8319-8181-7902 (/energy-certificate/8100-6529-8319-8181-7902)</a>
<b>Expired on</b>	10 November 2020

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**OGI**

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