

# Energy performance certificate (EPC)

Tyddyn Sherrif Llanfwrog HOLYHEAD LL65 4YG	Energy rating <b>G</b>	Valid until: <b>4 September 2033</b>
		Certificate number: <b>0030-2155-6311-2607-6425</b>

Property type: Detached house

Total floor area: 115 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 A.

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 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
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Room heaters, coal	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 820 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 **£8,955 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 £7,001 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 24,373 kWh per year for heating
- 5,218 kWh per year for hot water

## Impact on the environment

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

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>	33.0 tonnes of CO2
<b>This property's potential production</b>	-2.0 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?](#)

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## Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £2,491

Potential rating after completing step 1 **18 G**

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## Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £419

Potential rating after completing steps 1 and 2 **23 F**

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## Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £220

Potential rating after completing steps 1 to 3 **25 F**

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## Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost £15 - £30

Typical yearly saving £767

Potential rating after completing steps 1 to 4 **32 F**

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## Step 5: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £379

Potential rating after completing steps 1 to 5 **34 F**

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## Step 6: Low energy lighting

Typical installation cost £25

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Typical yearly saving	£55
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Potential rating after completing steps 1 to 6
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34 F
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## Step 7: Biomass stove with boiler

Typical installation cost	£7,000 - £13,000
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Typical yearly saving	£2,142
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Potential rating after completing steps 1 to 7
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63 D
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## Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£244
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Potential rating after completing steps 1 to 8
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66 D
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## Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£284
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Potential rating after completing steps 1 to 9
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71 C
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## Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£719
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Potential rating after completing steps 1 to 10
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80 C
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## Step 11: Wind turbine

Typical installation cost	£15,000 - £25,000
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Typical yearly saving	£1,318
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Potential rating after completing steps 1 to 11
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97 A
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## 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>	Edward Naylor
<b>Telephone</b>	01248 521 435
<b>Email</b>	<a href="mailto:eddie@naylor-epc.co.uk">eddie@naylor-epc.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>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO029312
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	5 September 2023
<b>Date of certificate</b>	5 September 2023
<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 [duhc.digital-services@levellingup.gov.uk](mailto:duhc.digital-services@levellingup.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 \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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