

# Energy performance certificate (EPC)

The Old Dairy Rhos Isaf BEAUMARIS LL58 8TN	Energy rating <b>G</b>	Valid until: <b>2 September 2033</b>
		Certificate number: <b>6707-0028-2090-0185-6222</b>

Property type: Detached house

Total floor area: 96 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+	<b>A</b>		105 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	11 <b>G</b>	

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, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 1114 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
- Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend **£5,294 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 £3,950 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:

- 34,284 kWh per year for heating
- 2,077 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

<b>An average household produces</b>	6 tonnes of CO2
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<b>This property produces</b>	19.0 tonnes of CO2
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<b>This property's potential production</b>	2.0 tonnes of CO2
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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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£520
Potential rating after completing step 1	<b>17 G</b>

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## Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£1,454
Potential rating after completing steps 1 and 2	<b>38 F</b>

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## Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£894
Potential rating after completing steps 1 to 3	<b>56 D</b>

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## Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£166
Potential rating after completing steps 1 to 4	<b>59 D</b>

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## Step 5: Low energy lighting

Typical installation cost	£50
Typical yearly saving	£132
Potential rating after completing steps 1 to 5	<b>61 D</b>

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## Step 6: High heat retention storage heaters

Typical installation cost	£1,600 - £2,400
Typical yearly saving	£632

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Potential rating after completing steps 1 to 6

71 C

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## Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£90

Potential rating after completing steps 1 to 7

73 C

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## Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£61

Potential rating after completing steps 1 to 8

74 C

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## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£717

Potential rating after completing steps 1 to 9

84 B

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## Step 10: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,403

Potential rating after completing steps 1 to 10

105 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>	Shaun Richards
<b>Telephone</b>	07796715304
<b>Email</b>	<a href="mailto:shaunrichards109@btinternet.com">shaunrichards109@btinternet.com</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>	STRO011240
<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>	25 August 2023
<b>Date of certificate</b>	3 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.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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