Energy performance certificate (EPC)

| 44a, Garreglwyd Park HOLYHEAD LL65 1NW | Energy rating | Valid until: | 1 April 2025 |
|--|-------------------|------------------------|--------------------------|
| | | Certificate number: | 0128-4048-7264-3945-9960 |
| Property type | Detached house | | |
| Total floor area | 123 square metres | | |

Rules on letting this property

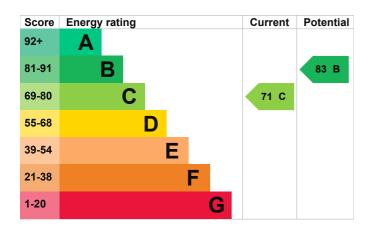
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 C. It has the potential to be B.

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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 250 mm loft insulation | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 35% of fixed outlets | Average |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,034 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 £155 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 11,301 kWh per year for heating
- 2,294 kWh per year for hot water

| Impact on the env | ironment | This property produces | 4.5 tonnes of CO2 |
|---|-----------------|--|--------------------------------------|
| This property's environme is D. It has the potential to | 1 0 | This property's potential production | 2.8 tonnes of CO2 |
| Properties get a rating fro (worst) on how much carl they produce each year. Carbon emissions | () | You could improve this emissions by making th changes. This will help environment. | ne suggested |
| An average household produces | 6 tonnes of CO2 | These ratings are base about average occupar People living at the pro different amounts of en | ncy and energy use. perty may use |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Low energy lighting | £55 | £38 |
| 2. Condensing boiler | £2,200 - £3,000 | £78 |
| 3. Solar water heating | £4,000 - £6,000 | £38 |
| 4. Solar photovoltaic panels | £5,000 - £8,000 | £289 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency

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 | Mark Banham |
|-----------------|----------------------------------|
| Telephone | 01484 773272 |
| Email | banham@propertysearchgroup.co.uk |

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 | STRO006474 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 2 April 2015 |
| Date of certificate | 2 April 2015 |
| Type of assessment | RdSAP |