## **Energy performance certificate (EPC)**

5 SUNRISE TERRACE	Energy rating	Valid until:	30 July 2031
HOLYHEAD	C	Certificate	7997-1010-4203-0909-
LL65 1PD		number:	0200

Property type	end-terrace house
Total floor area	204 square metres

## Rules on letting this property

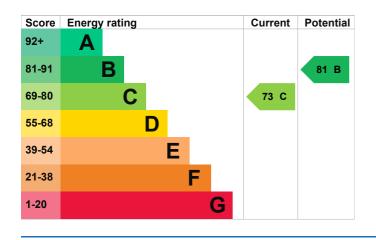
Properties can be let if they have an energy rating from A to E.

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).

## **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	Granite or whinstone, with external insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Very 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 47% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,289 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 £140 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:

- 20,530 kWh per year for heating
- 3,005 kWh per year for hot water

Impact on the environment	This property produces	6.2 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.	This property's potential production	4.6 tonnes of CO2

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

#### changes. This will help to protect the environment. Carbon emissions

# An average

household produces

6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested

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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£38
2. Low energy lighting	£45	£56
3. Solar water heating	£4,000 - £6,000	£45
4. Solar photovoltaic panels	£3,500 - £5,500	£373

#### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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 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	Michael Webb
Telephone	07543875741
Email	mikewebb58@hotmail.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	STRO023969
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment Assessor's declaration	No related party
Date of assessment	31 July 2021
Date of certificate	31 July 2021
Type of assessment	