Energy performance certificate (EPC)

Glythau Isaf Nantglyn DENBIGH LL16 5PT	Energy rating **G**	Valid until:	**9 August 2031**
		Certificate number:	**7909-5428-0000-1261-2202**

Property type

Detached house

Total floor area

184 square metres

Rules on letting this property

You may not be able to let this property

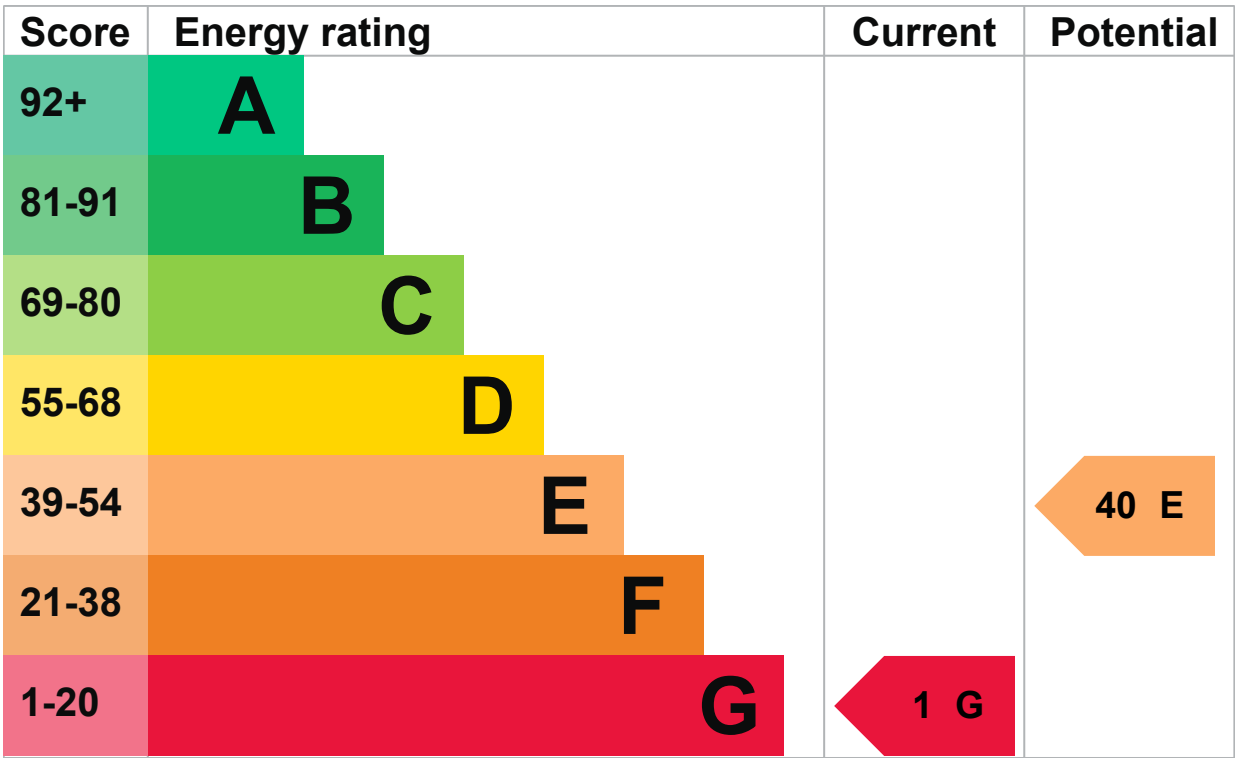
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy rating and score

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

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, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor

Feature	Description	Rating
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Primary energy use

The primary energy use for this property per year is 637 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

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

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

An average household produces

6 tonnes of CO2

This property produces

18.0 tonnes of CO2

This property's potential production

7.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£2,983

Potential rating after completing step 1

28 F

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£302

Potential rating after completing steps 1 and 2

32 F

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£35

Potential rating after completing steps 1 to 3

32 F

Step 4: Low energy lighting

Typical installation cost

£60

Typical yearly saving

£62

Potential rating after completing steps 1 to 4

33 F

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£183

Potential rating after completing steps 1 to 5

36 F

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£338

Potential rating after completing steps 1 to 6

40 E

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£7092

Potential saving if you complete every step in order

£3564

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	37686 kWh per year
Water heating	2502 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	17591 kWh per year

Saving energy in this property

Find ways to save energy in your home.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Ioan Jones

Telephone
07712235191

Email
ioan@castleepc.co.uk

Accreditation scheme contact details

Accreditation scheme
Stroma Certification Ltd

Assessor ID
STRO013356

Telephone
0330 124 9660

Email
certification@stroma.com

Assessment details

Assessor's declaration
No related party

Date of assessment
9 August 2021

Date of certificate
10 August 2021

Type of assessment
▶ RdSAP

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0588-0965-7299-0711-8940 (/energy-certificate/0588-0965-7299-0711-8940)

Valid until

19 November 2029

Certificate number

8504-1800-9129-1627-0123 (/energy-certificate/8504-1800-9129-1627-0123)

Expired on

20 September 2022
