# Energy performance certificate (EPC) Minffordd Penmaenpool DOLGELLAU LL40 1YE Energy rating F Certificate number: 0300-3525-7322-7026-0573 Detached house Total floor area 91 square metres

### Rules on letting this property



## You may not be able to let this property

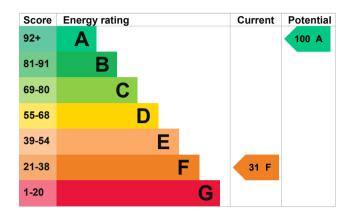
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

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

### **Energy rating and score**

This property's current energy rating is F. It has the potential to be A.

<u>See how to improve this property's energy efficiency.</u>



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, insulated	Average
Window	Some double glazing	Poor
Main heating	Room heaters, dual fuel (mineral and wood)	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
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 469 kilowatt hours per square metre (kWh/m2).

# **Environmental impact of this property**

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

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

9.3 tonnes of CO2

# This property's potential production

1.2 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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£932
2. Floor insulation (solid floor)	£4,000 - £6,000	£85
3. Low energy lighting	£15	£21
4. Solar water heating	£4,000 - £6,000	£105
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£125
6. Solar photovoltaic panels	£3,500 - £5,500	£360
7. Wind turbine	£15,000 - £25,000	£730

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2205
Potential saving if you complete every step in order	£1268

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

**Space heating** 24063 kWh per year

Water heating 1606 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Solid wall insulation** 11691 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Gwyn Hennessey Telephone 01407728101

Email <u>gwyn.hennessey@egnienergysolutions.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STR0037035
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
22 May 2023
22 May 2023
RdSAP