

# Energy performance certificate (EPC)

Fron Hyfryd Llanaber BARMOUTH LL42 1YY	Energy rating <b>G</b>	Valid until: <b>29 November 2026</b>
		Certificate number: <b>9348-2881-7898-9726-2481</b>

## Property type

Detached house

## Total floor area

167 square metres

## Rules on letting this property

### You may not be able to let this property

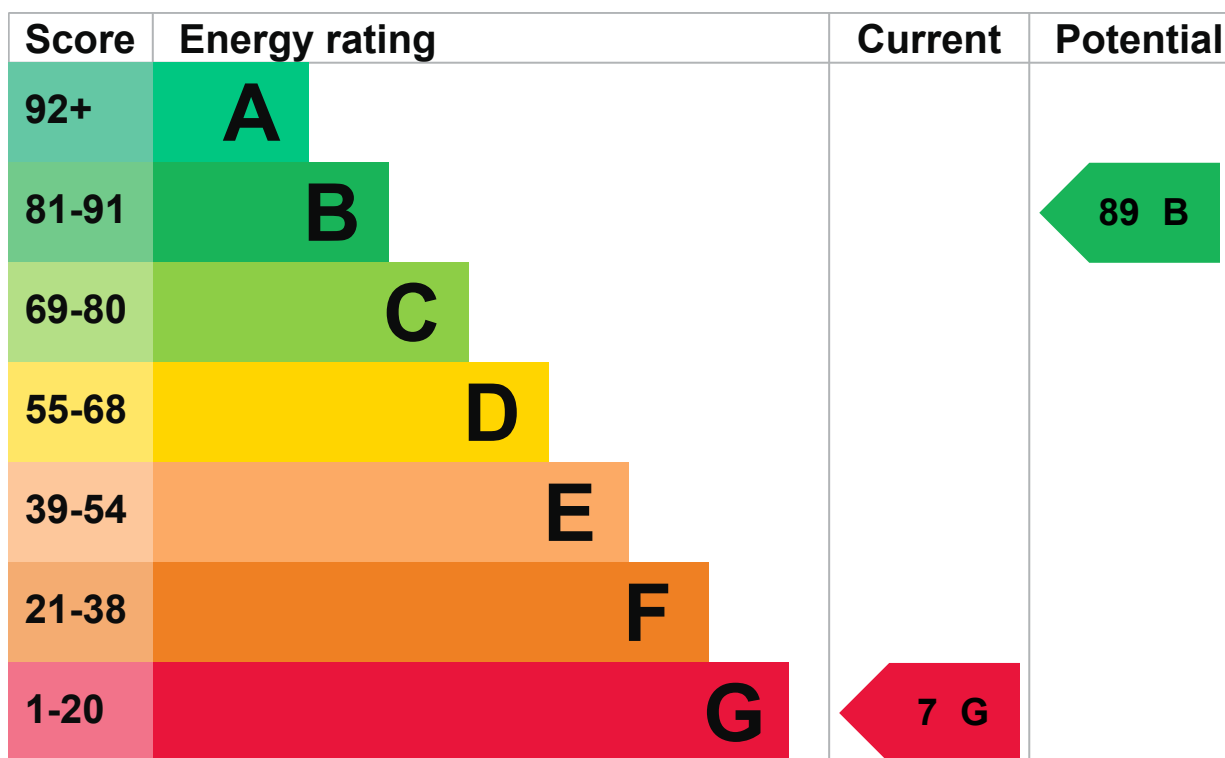
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be let if they have an energy rating from A to E. 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 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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 554 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

### How this affects your energy bills

An average household would need to spend **£3,961 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 £2,832 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 44,496 kWh per year for heating
- 5,356 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

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### This property produces

23.0 tonnes of CO<sub>2</sub>

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### This property's potential production

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: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

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Typical yearly saving

£78

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Potential rating after completing step 1

**8 G**

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### Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

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Typical yearly saving

£1,533

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Potential rating after completing steps 1 and 2

**38 F**

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### Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

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Typical yearly saving

£211

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Potential rating after completing steps 1 to 3

**44 E**

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## Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

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Typical yearly saving

£221

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Potential rating after completing steps 1 to 4

**50 E**

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## Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

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Typical yearly saving

£696

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Potential rating after completing steps 1 to 5

**67 D**

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## Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£94

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Potential rating after completing steps 1 to 6

**70 C**

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## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

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Typical yearly saving

£276

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Potential rating after completing steps 1 to 7

76 C

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## Step 8: Wind turbine

Typical installation cost

£15,000 - £25,000

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Typical yearly saving

£552

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Potential rating after completing steps 1 to 8

89 B

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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.

**Assessor's name**

Edward Fullerton

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**Telephone**

08454746559

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**Email**

[efullerton.salesenterprise@gmail.com](mailto:efullerton.salesenterprise@gmail.com)

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# 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

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## Assessor's ID

STRO028900

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## Telephone

0330 124 9660

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## Email

[certification@stroma.com](mailto:certification@stroma.com)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

29 November 2016

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### Date of certificate

30 November 2016

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### Type of assessment

▶ [RdSAP](#)

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### 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.