

# Energy performance certificate (EPC)

Brookside Cottage Trevor Hall Road Garth LLANGOLLEN LL20 7UP	Energy rating <b>G</b>
Valid until 6 November 2026	Certificate number 9244-2883-7697-9306-9075

## Property type

Detached house

## Total floor area

70 square metres

## Rules on letting this property

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

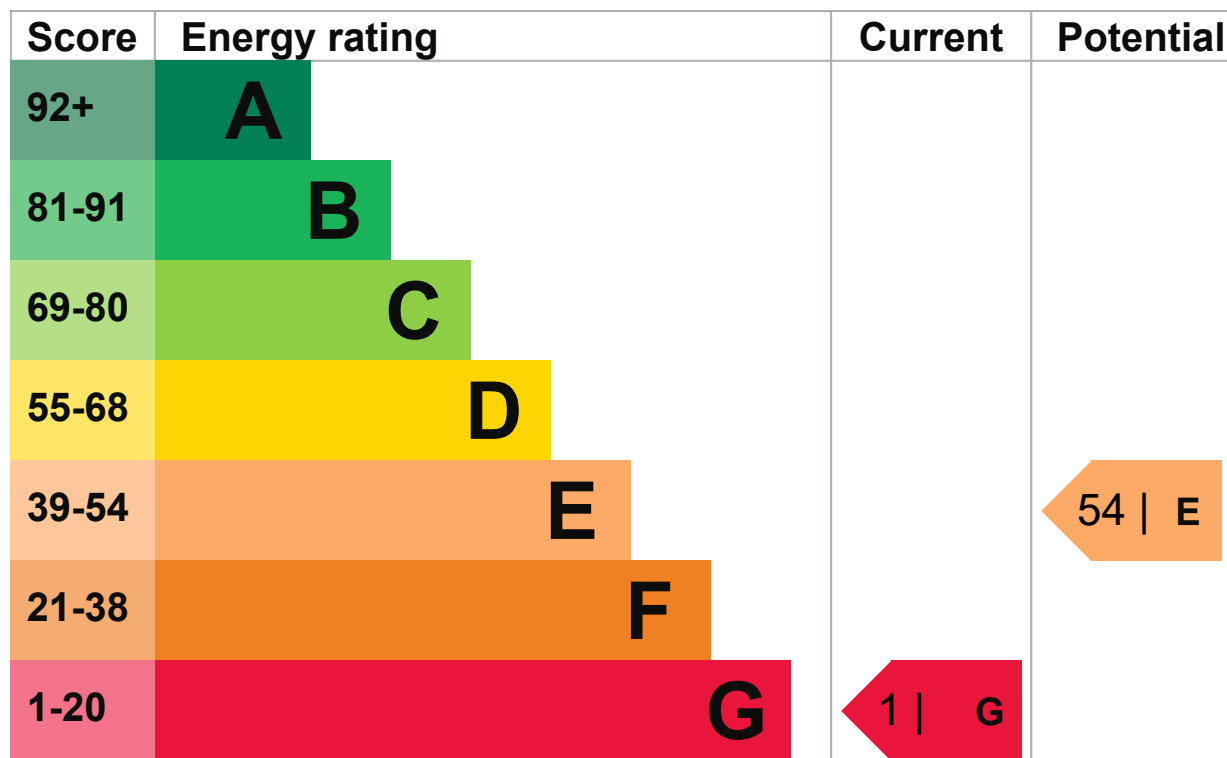
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be rented 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, wood logs	Very poor
Main heating control	No thermostatic control of room temperature	Poor

Feature	Description	Rating
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, 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 1394 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

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

### This property produces

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

### This property's potential production

-0.9 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 5.2 tonnes per year. 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (1) to E (54).

► [What is an energy rating?](#)



### Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£1,861

#### Potential rating after carrying out recommendation 1

7 | G

### Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£147

#### Potential rating after carrying out recommendations 1 and 2

11 | G

### Recommendation 3: Draught proofing

Draught proofing

#### Typical installation cost

£80 - £120

## Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 3

12 | G

## Recommendation 4: Low energy lighting

Low energy lighting

### Typical installation cost

£40

### Typical yearly saving

£25

## Potential rating after carrying out recommendations 1 to 4

13 | G

## Recommendation 5: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£145

## Potential rating after carrying out recommendations 1 to 5

16 | G

## Recommendation 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

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**Potential rating after carrying out recommendations 1 to 6**

23 | F

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**Recommendation 7: High performance external doors**

High performance external doors

**Typical installation cost**

£1,000

**Typical yearly saving**

£45

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**Potential rating after carrying out recommendations 1 to 7**

24 | F

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**Recommendation 8: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£265

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**Potential rating after carrying out recommendations 1 to 8**

32 | F

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**Recommendation 9: Wind turbine**

Wind turbine

**Typical installation cost**

£15,000 - £25,000

**Typical yearly saving**

£552

## Potential rating after carrying out recommendations 1 to 9

54 | E

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

#### Estimated yearly energy cost for this property

£4450

#### Potential saving

£2573

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## 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

27617.0 kWh per year

#### Water heating

2043.0 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	4219 kWh per year
Solid wall insulation	12602 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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

Geraint Jones

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### Telephone

0797-754-2714

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### Email

[apifor@btinternet.com](mailto:apifor@btinternet.com)

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## Accreditation scheme contact details

### Accreditation scheme

Sterling Accreditation Ltd

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### Assessor ID

STER400167

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### Telephone

0161 727 4303

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### Email

[info@sterlingaccreditation.com](mailto:info@sterlingaccreditation.com)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

7 November 2016

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### Date of certificate



7 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.