Vyrnwy House High Street CAERNARFON LL55 3HR Property type Mid-terrace house Total floor area Total floor area Energy rating Valid until: 28 June 2032 Certificate number: 2211-9118-4986-9110-7118 Mid-terrace house 89 square metres

Rules on letting this property



You may not be able to let this property

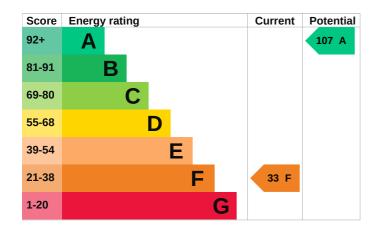
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> property's energy rating.

Energy rating and score

This property's 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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very 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 510 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,339 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 £1,373 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 12,129 kWh per year for heating
- 2,189 kWh per year for hot water

Impact on the environment

This property's 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 vear.

This property produces	7.7 tonnes of CO2
This property's potential production	1.7 tonnes of CO2

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£461
2. Cavity wall insulation	£500 - £1,500	£66
3. Internal wall insulation	£4,000 - £14,000	£355
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£17
5. High heat retention storage heaters	£2,000 - £3,000	£400
6. Solar water heating	£4,000 - £6,000	£74
7. Solar photovoltaic panels	£3,500 - £5,500	£366
8. Wind turbine	£15,000 - £25,000	£742

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Jake Barlow
Telephone	07912045345
Email	jbarlow77@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	ECMK	
Assessor's ID	ECMK301919	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
	No related party 2 November 2021	
Assessor's declaration		