

## Energy performance certificate (EPC)

1, Brynheddydd Bay  
RHYL  
LL18 3TP

Energy rating

G

Valid until: **20 January 2029**

Certificate number: **0031-2879-7592-9921-9945**

Property type

Detached bungalow

Total floor area

90 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 D.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	4 G	

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	System built, as built, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Roof	Flat, insulated	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 649 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- System build present

## How this affects your energy bills

An average household would need to spend **£3,230 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 £1,958 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 15,790 kWh per year for heating
- 2,879 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 F.

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>

This property produces 9.9 tonnes of CO<sub>2</sub>

This property's potential production 6.0 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£637
2. Floor insulation (suspended floor)	£800 - £1,200	£179
3. Increase hot water cylinder insulation	£15 - £30	£93
4. High heat retention storage heaters	£2,000 - £3,000	£983
5. Solar water heating	£4,000 - £6,000	£67

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£5,000 - £8,000	£330

## 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 by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## 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	Stephen Morris
Telephone	07772234741
Email	<a href="mailto:steve.1611@btinternet.com">steve.1611@btinternet.com</a>

### 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
Assessor's ID	STRO015382
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	Relative of homeowner or of occupier of the property
Date of assessment	21 January 2019
Date of certificate	21 January 2019
Type of assessment	<a href="#">RdSAP</a>