

Vibrant Energy Matters Energy Performance Certificate (Residential)



Search Details

Prepared for: TLT LLP
Matter: 053838/034508
Client address: 1 Redcliff Street, Bristol, BS1 6TP

Property:
27 Ffordd Cibyn, Caernarfon, LL55 2EB

Local Authority:
Vibrant Energy Matters
2 Foxes Lane, Oakdale Business Park, Blackwood, Gwent, NP12 4AB

Date Returned: 22/05/2023	Property type: Residential
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Energy performance certificate (EPC)

27 Ffordd Cibyn
CAERNARFON
LL55 2EB

Energy rating

D

Valid until: **18 May 2033**

Certificate number: **4037-7725-8200-0371-5292**

Property type

Detached house

Total floor area

87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	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	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in 71% of 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 298 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Environmental impact of this property

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

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

4.6 tonnes of CO₂

This property's potential production

2.1 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

▶ [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£74

Potential rating after completing step 1

63 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£161

Potential rating after completing steps 1 and 2

65 D

Step 3: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£32

Potential rating after completing steps 1 to 3

66 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£354

Potential rating after completing steps 1 to 4

71 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£80

Potential rating after completing steps 1 to 5

72 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£662

Potential rating after completing steps 1 to 6

82 B

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£2252

Potential saving if you complete every step in order

£702

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

Type of heating	Estimated energy used
Space heating	11657 kWh per year
Water heating	2166 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Gary Evans

Telephone

01495 234 300

Email

epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/021064

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

19 May 2023

Date of certificate

19 May 2023

Type of assessment

▶ [RdSAP](#)

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 or call our helpdesk on **020 3829 0748** (Monday to Friday, 9am to 5pm).

Certificate number

[8651-6729-5770-0338-9926 \(/energy-certificate/8651-6729-5770-0338-9926\)](/energy-certificate/8651-6729-5770-0338-9926)

Valid until

28 January 2029

Certificate number

[8358-6729-5779-0314-9002 \(/energy-certificate/8358-6729-5779-0314-9002\)](/energy-certificate/8358-6729-5779-0314-9002)

Expired on

4 November 2018
