

Energy performance certificate (EPC)

! This certificate has expired.

| | | | |
|------------------------------------------|---------------------------|------------------------------|--------------------------|
| 17, Fern Avenue PRESTATYN LL19 9DN | Energy rating D | This certificate expired on: | 21 October 2024 |
| | | Certificate number: | 8806-6862-3729-9897-5143 |

Property type Semi-detached house

Total floor area 126 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 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 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, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation | Very poor |
| Roof | Flat, insulated (assumed) | Average |

| Feature | Description | Rating |
|----------------------|---------------------------------------------|---------|
| Roof | Roof room(s), insulated | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 27% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,341 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 £484 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 17,161 kWh per year for heating
- 2,302 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

| | |
|---------------------------------------------|-------------------------------|
| An average household produces | 6 tonnes of CO ₂ |
| This property produces | 5.8 tonnes of CO ₂ |
| This property's potential production | 2.7 tonnes of CO ₂ |

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.

Steps you could take to save energy

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £139

Potential rating after completing step 1

63 D

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £129

Potential rating after completing steps 1 and 2

67 D

Step 3: Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £61

Potential rating after completing steps 1 to 3

69 C

Step 4: Low energy lighting

Typical installation cost £55

Typical yearly saving £40

Potential rating after completing steps 1 to 4

70 C

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £41

Potential rating after completing steps 1 to 5

71 C

Step 6: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £74

Potential rating after completing steps 1 to 6

73 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £9,000 - £14,000

Typical yearly saving £238

Potential rating after completing steps 1 to 7

81 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

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

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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 | Alanna Jenkins |
| Telephone | 01745 854 170 |
| Email | alanna.jenkins@colesknapp.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 | NHER |
| Assessor's ID | NHER008452 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 16 September 2014 |
| Date of certificate | 22 October 2014 |
| 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8806-5862-3729-3897-5143 \(/energy-certificate/8806-5862-3729-3897-5143\)](https://energy-certificate/8806-5862-3729-3897-5143)

Expired on

15 September 2024



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