Energy performance certificate (EPC)

2, Kelston Court Gwespyr HOLYWELL CH8 9LN	Energy rating **F**	Valid until:	**12 December 2026**
		Certificate number:	**8936-6822-9359-8293-3906**

Property type	Semi-detached house
Total floor area	154 square metres

Rules on letting this property

You may not be able to let this property

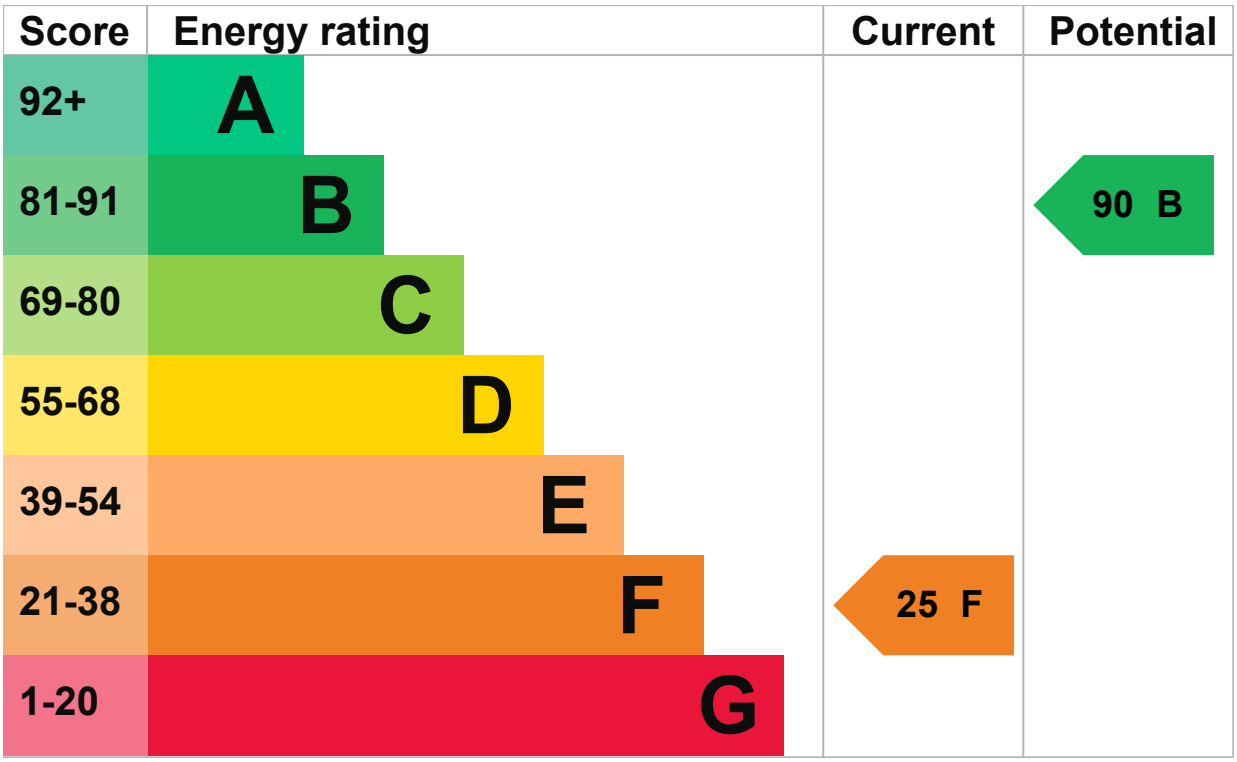
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor

Feature	Description	Rating
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 378 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£2,438 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 £1,496 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 27,324 kWh per year for heating
- 4,169 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. 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 CO2
This property produces	16.0 tonnes of CO2
This property's potential production	3.2 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.

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	£204
Potential rating after completing step 1	**29 F**

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£427
Potential rating after completing steps 1 and 2	**41 E**

Step 3: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£102
Potential rating after completing steps 1 to 3	**45 E**

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£35

Potential rating after completing steps 1 to 4	**46 E**

Step 5: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£108
Potential rating after completing steps 1 to 5	**49 E**

Step 6: Low energy lighting

Typical installation cost	£75
Typical yearly saving	£64
Potential rating after completing steps 1 to 6	**51 E**

Step 7: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£147
Potential rating after completing steps 1 to 7	**55 D**

Step 8: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£360

Potential rating after completing steps 1 to 8	**68 D**

Step 9: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£48
Potential rating after completing steps 1 to 9	**70 C**

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£278
Potential rating after completing steps 1 to 10	**76 C**

Step 11: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£552
Potential rating after completing steps 1 to 11	**90 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

- Insulation: Great British Insulation Scheme
- 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	Paul Wason
Telephone	01792447162
Email	paul.wason@hotmail.com

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	STRO028925
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	7 December 2016
Date of certificate	13 December 2016
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	0398-2828-6315-9826-2371 (/energy-certificate/0398-2828-6315-9826-2371)
Valid until	27 September 2026
Certificate number	0198-3033-6258-9027-8980 (/energy-certificate/0198-3033-6258-9027-8980)
Expired on	31 July 2023