

# Energy performance certificate (EPC)

|                                                    |                           |                     |                          |
|----------------------------------------------------|---------------------------|---------------------|--------------------------|
| 32 High Street<br>Coedpoeth<br>WREXHAM<br>LL11 3SB | Energy rating<br><b>D</b> | Valid until:        | 15 October 2035          |
|                                                    |                           | Certificate number: | 5635-6720-6509-0085-5296 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 70 square metres |

## Rules on letting this property

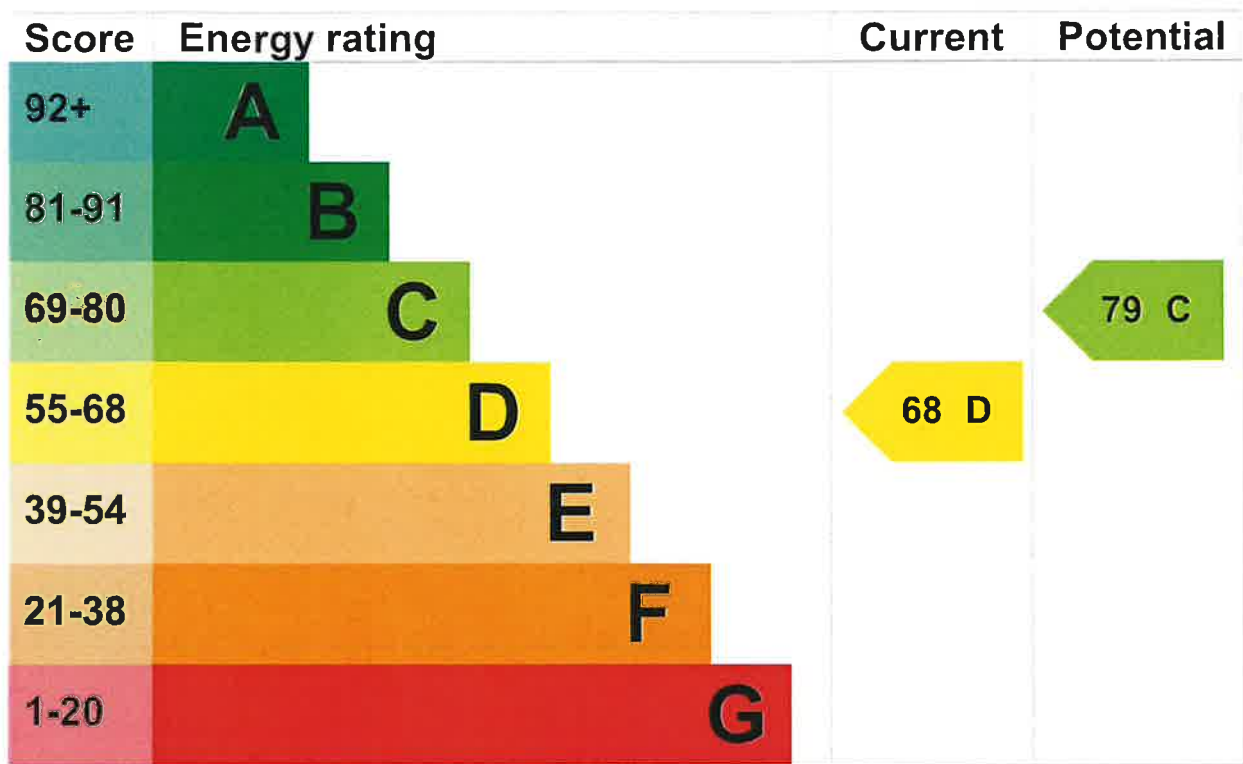
Properties can be let if they have an energy rating from A to E.

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 C.

[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         | Sandstone, as built, no insulation (assumed) | Very poor |
| Roof         | Pitched, 100 mm loft insulation              | Average   |
| Window       | Fully double glazed                          | Poor      |
| Main heating | Boiler and radiators, mains gas              | Good      |

| Feature              | Description                       | Rating  |
|----------------------|-----------------------------------|---------|
| Main heating control | Room thermostat and TRVs          | Average |
| Hot water            | From main system                  | Good    |
| Lighting             | Below average lighting efficiency | Poor    |
| Floor                | (another dwelling below)          | N/A     |
| Air tightness        | (not tested)                      | N/A     |
| Secondary heating    | None                              | N/A     |

## Primary energy use

The primary energy use for this property per year is 212 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

## How this affects your energy bills

An average household would need to spend **£1,071 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 £405 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 8,471 kWh per year for heating
- 2,349 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. 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 year.

### Carbon emissions

|                                             |                   |
|---------------------------------------------|-------------------|
| <b>An average household produces</b>        | 6 tonnes of CO2   |
| <b>This property produces</b>               | 2.7 tonnes of CO2 |
| <b>This property's potential production</b> | 1.5 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 | £900 - £1,200 |
|---------------------------|---------------|

|                       |     |
|-----------------------|-----|
| Typical yearly saving | £51 |
|-----------------------|-----|

|                                          |      |
|------------------------------------------|------|
| Potential rating after completing step 1 | 70 C |
|------------------------------------------|------|

## Step 2: Internal wall insulation

|                           |                  |
|---------------------------|------------------|
| Typical installation cost | £7,500 - £11,000 |
|---------------------------|------------------|

|                       |      |
|-----------------------|------|
| Typical yearly saving | £303 |
|-----------------------|------|

|                                                 |      |
|-------------------------------------------------|------|
| Potential rating after completing steps 1 and 2 | 78 C |
|-------------------------------------------------|------|

## Step 3: Low energy lighting

|                           |             |
|---------------------------|-------------|
| Typical installation cost | £150 - £175 |
|---------------------------|-------------|

|                       |     |
|-----------------------|-----|
| Typical yearly saving | £51 |
|-----------------------|-----|

|                                                |      |
|------------------------------------------------|------|
| Potential rating after completing steps 1 to 3 | 79 C |
|------------------------------------------------|------|

## 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 | Dorian Hopkins                                                         |
| Telephone       | 07970506098                                                            |
| Email           | <a href="mailto:dorian.hopkins@gmail.com">dorian.hopkins@gmail.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/034664                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                         |
|------------------------|-------------------------|
| Assessor's declaration | No related party        |
| Date of assessment     | 15 October 2025         |
| Date of certificate    | 16 October 2025         |
| Type of assessment     | ► <a href="#">RdSAP</a> |

# 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[9788-8022-7228-3785-4934 \(/energy-certificate/9788-8022-7228-3785-4934\)](#)

**Expired on**

17 August 2025



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGI**

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# Energy performance certificate (EPC)

|                                                     |                           |                                                                           |
|-----------------------------------------------------|---------------------------|---------------------------------------------------------------------------|
| 32, High Street<br>Coedpoeth<br>WREXHAM<br>LL11 3SB | Energy rating<br><b>D</b> | Valid until: 4 April 2026<br>Certificate number: 0770-5959-0336-6940-7014 |
|-----------------------------------------------------|---------------------------|---------------------------------------------------------------------------|

## Property type

A1/A2 Retail and Financial/Professional services

## Total floor area

156 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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

77 | **D**

101-125

**E**

126-150

**F**

Over 150

**G**

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

### If newly built

25 | **A**

### If typical of the existing stock

82 | **D**

### Breakdown of this property's energy performance

#### Main heating fuel

Grid Supplied Electricity

#### Building environment

Air Conditioning

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

98.72

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9561-4047-0563-0700-9975\)](/energy-certificate/9561-4047-0563-0700-9975).

## 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

Marvin Dancer

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### Telephone

01159227446

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### Email

[admin@cc-ltd.co.uk](mailto:admin@cc-ltd.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO009186

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### Telephone

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details****Employer**

Complete Certification Ltd

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**Employer address**

83 Beech Avenue, Beeston, Nottingham, NG9 1QD

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

31 March 2016

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**Date of certificate**

5 April 2016

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**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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



# Energy performance certificate (EPC) recommendation report

|                                                     |                                           |
|-----------------------------------------------------|-------------------------------------------|
| 32, High Street<br>Coedpoeth<br>WREXHAM<br>LL11 3SB | Report number<br>9561-4047-0563-0700-9975 |
|                                                     | Valid until<br>4 April 2026               |

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0770-5959-0336-6940-7014\)](#).

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

## Changes that pay for themselves within 3 years

| Recommendation                                                                                     | Potential impact |
|----------------------------------------------------------------------------------------------------|------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit.                                       | High             |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low              |

## Changes that pay for themselves within 3 to 7 years

| Recommendation                                                           | Potential impact |
|--------------------------------------------------------------------------|------------------|
| Add optimum start/stop to the heating system.                            | Medium           |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium           |

## Changes that pay for themselves in more than 7 years

| Recommendation | Potential impact |
|----------------|------------------|
|----------------|------------------|

| Recommendation                                                                                         | Potential impact |
|--------------------------------------------------------------------------------------------------------|------------------|
| Some windows have high U-values - consider installing secondary glazing.                               | Medium           |
| Add weather compensation controls to heating system.                                                   | Low              |
| Some loft spaces are poorly insulated - install/improve insulation.                                    | Medium           |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium           |
| Consider installing building mounted wind turbine(s).                                                  | Low              |

## Property and report details

### Report issued on

5 April 2016

### Total useful floor area

156 square metres

### Building environment

Air Conditioning

### Calculation tool

CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

## Assessor's details

### Assessor's name

Marvin Dancer

### Telephone

01159227446

### Email

[admin@cc-ltd.co.uk](mailto:admin@cc-ltd.co.uk)

### Employer's name

Complete Certification Ltd

### Employer's address

83 Beech Avenue, Beeston, Nottingham, NG9 1QD

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**Assessor ID**

STRO009186

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Accreditation scheme**

Stroma Certification Ltd

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**Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.