

Energy performance certificate (EPC)

Flat Maelor House High Street Pentre Broughton WREXHAM LL11 6AW	Energy rating C	Valid until: 12 May 2029
		Certificate number: 9978-1034-7215-6641-4994

Property type

Top-floor flat

Total floor area

42 square metres

Rules on letting this property

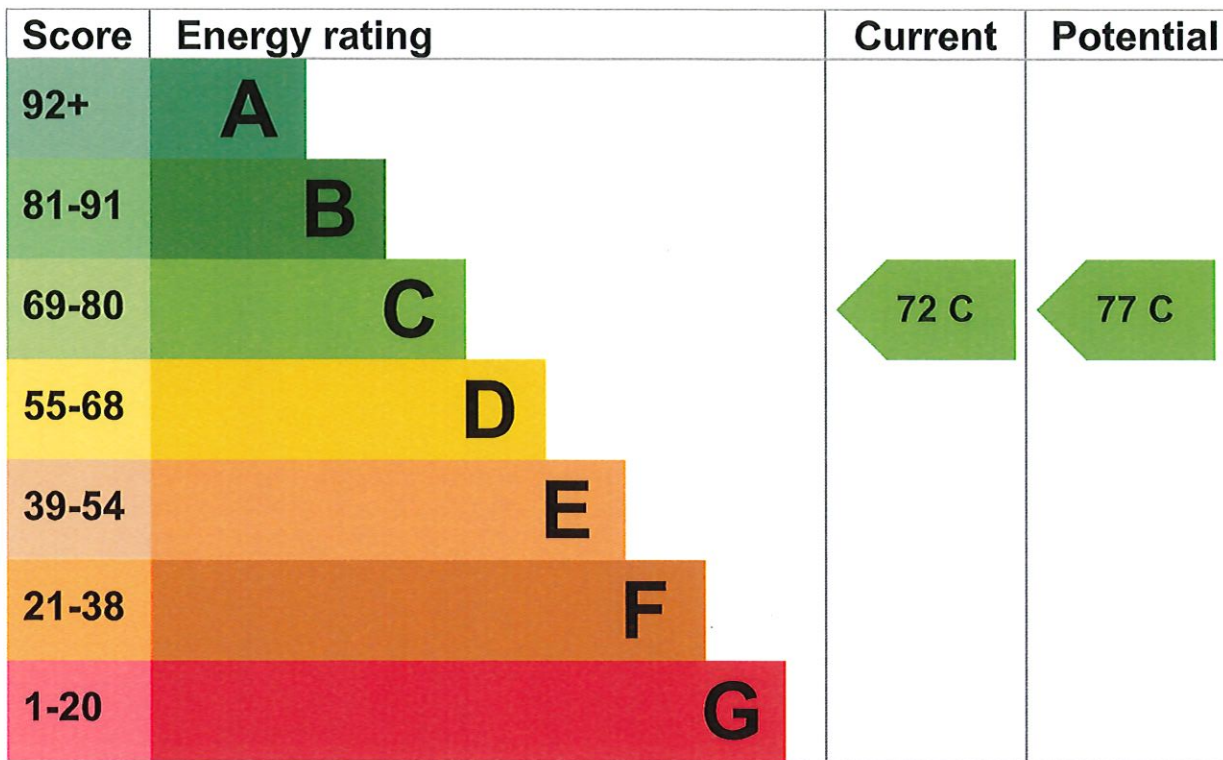
Properties can be let if they have an energy rating from A to E.

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 C. 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
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
Lighting	Low energy lighting in 50% of fixed outlets	Good

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 233 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 C. 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

1.7 tonnes of CO₂

This property's potential production

1.3 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: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£77

Potential rating after completing step 1

76 C

Step 2: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£15

Potential rating after completing steps 1 and 2

77 C

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

£437

Potential saving if you complete every step in order

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	4504 kWh per year

Water heating	1686 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	272 kWh per year

Solid wall insulation	1797 kWh per year
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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

Geraint Jones

Telephone

0797-754-2714

Email

apifor@btinternet.com

Accreditation scheme contact details

Accreditation scheme

Sterling Accreditation Ltd

Assessor ID

STER400167

Telephone

0161 727 4303

Email

info@sterlingaccreditation.com

Assessment details

Assessor's declaration

No related party

Date of assessment

13 May 2019

Date of certificate

13 May 2019

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).

There are no related certificates for this property.

Energy performance certificate (EPC)

Maelor House High Street Pentre Broughton WREXHAM LL11 6AW	Energy rating C	Valid until: 18 November 2031
		Certificate number: 2057-6483-3881-6179-8980

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

34 square metres

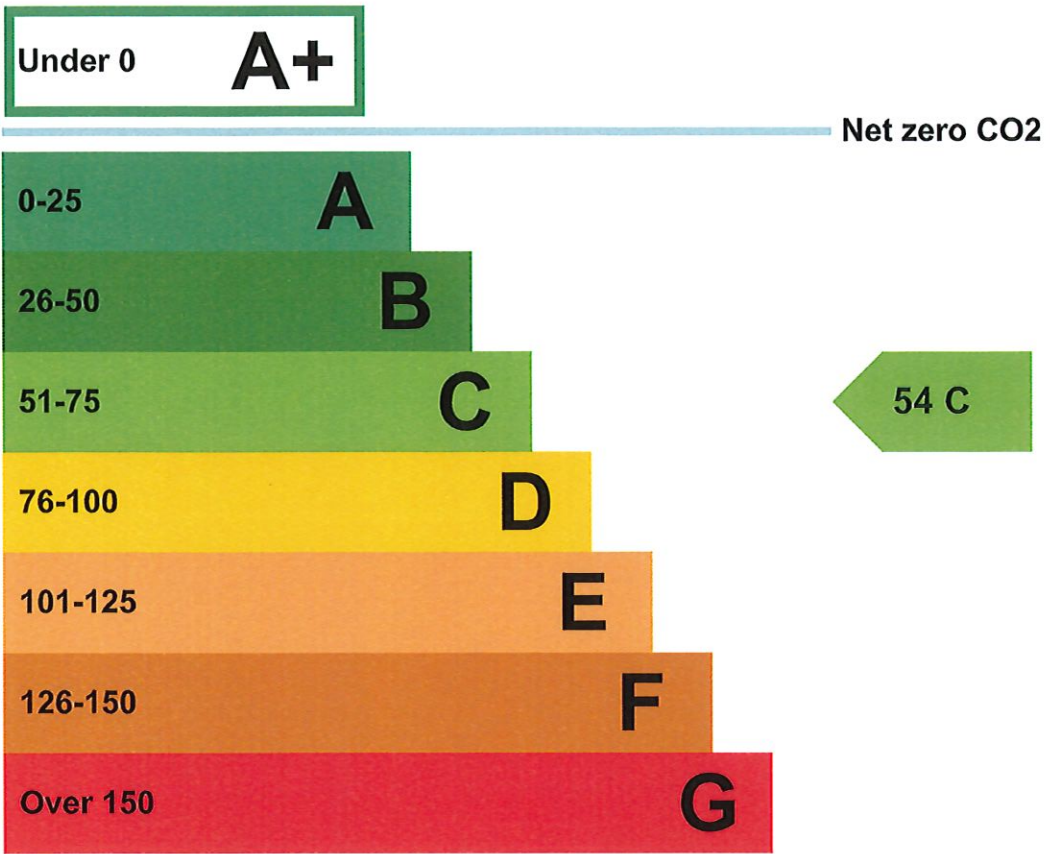
Rules on letting this property

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 C.



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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

86.76

Primary energy use (kWh/m² per year)

506

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9467-4845-8688-1271-6506\)](/energy-certificate/9467-4845-8688-1271-6506).

Contacting the assessor and accreditation scheme

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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

Ioan Jones

Telephone

07712 235191

Email

ioan@castleepc.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/011777

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Employer

Castle EPC

Employer address

2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE

Assessor's declaration

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

Date of assessment

16 November 2021

Date of certificate

19 November 2021

Other certificates for this property

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There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

Maelor House
High Street
Pentre Broughton
WREXHAM
LL11 6AW

Report number
9467-4845-8688-1271-6506

Valid until
18 November 2031

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2057-6483-3881-6179-8980\)](#).

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
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on

19 November 2021

Total useful floor area

34 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

Assessor's details

Assessor's name

Ioan Jones

Telephone

07712 235191

Email

ioan@castleepc.co.uk

Employer's name

Castle EPC

Employer's address

2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE

Assessor ID

EES/011777

Assessor's declaration

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Accreditation scheme

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