Energy performance certificate (EPC)			
21 Badger Way Blackwell BROMSGROVE B60 1EX	Energy rating	Valid until: 22 November 2031 Certificate number: 9160-2753-7190-2099-4265	
Property type		Detached house	
Total floor area		96 square metres	

Rules on letting this property

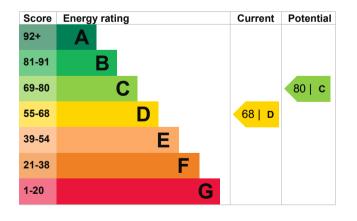
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
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 87% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	2.2 tonnes of CO2	
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.		
An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy consumed by the people living at the property.		
This property produces	3.6 tonnes of CO2			

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£56
2. Solar water heating	£4,000 - £6,000	£29
3. Solar photovoltaic panels	£3,500 - £5,500	£334

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£880		used to heat this property
Potential saving	£84	Space heating	10108 kWh per year
		Water heating	2227 kWh per year
for heating, lighting and hot water. It is on how energy is used by the people li property.		insulation Type of insulation	y savings by installing Amount of energy saved
	0		Amount of energy saved
The estimated saving is based on make the recommendations in how to improve	•	Loft insulation	285 kWh per year
property's energy performance.			o receive <u>Renewable Heat</u> (https://www.gov.uk/domestic-
For advice on how to reduce your ener visit Simple Energy Advice	rgy bills	renewable-heat-incent	tive). This will help to reduce y replacing your existing
(https://www.simpleenergyadvice.org.uk/).		heating system with	one that generates e estimated energy required
Heating use in this property		for space and water heating will form the basis of the payments.	

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	
Telephone	
Email	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Hannah Boyce-Mears 01214478300 hannah@ardenestates.co.uk

Stroma Certification Ltd STRO025666 0330 124 9660 certification@stroma.com

Employed by the professional dealing with the property transaction 17 November 2021 23 November 2021 RdSAP