# **Energy performance certificate (EPC)**

2b Barley Mow Lane Catshill **BROMSGROVE** B61 0LY

Energy rating

Valid until: 22 August 2032

Certificate

2471-1005-7228-7372-6214

number:

Detached house Property type

Total floor area 95 square metres

# Rules on letting this property

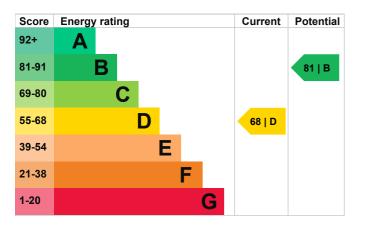
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

# **Energy efficiency rating for this property**

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

See how to improve this property's energy performance.



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

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
Roof	Pitched, insulated (assumed)	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 41% 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 228 kilowatt hours per square metre (kWh/m2).

<b>Environmental</b>	impact	of t	his
property			

This property's current environmental impact rating is D. 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

. ...

potential production

This property produces

This property's

2.3 tonnes of CO2

3.8 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.

### Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£54
2. Low energy lighting	£85	£41
3. Solar water heating	£4,000 - £6,000	£25
4. Solar photovoltaic panels	£3,500 - £5,500	£339

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	£819
Potential saving if you complete every step in order	£120

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

**Space heating** 10742 kWh per year

Water heating 2010 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Loft insulation** 346 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Jack Rollins
Telephone 01527910300

Email jack.rollins@apmorgan.co.uk

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO036031 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### **Assessment details**

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 23 August 2022
Date of certificate 23 August 2022

Type of assessment RdSAP