Energy performance certificate (EPC)

16 The Paddock Stoke Heath BROMSGROVE B60 3QY Energy rating

C

Valid until: 23 May 2033

Certificate number:

2581-8140-7081-1764-9971

Property type Detached house

Total floor area 83 square metres

Rules on letting this property

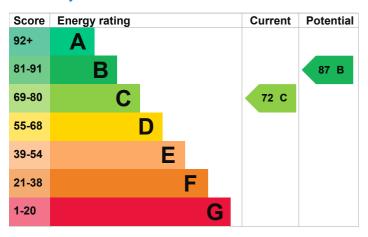
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 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, filled cavity	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,475 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 £231 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,928 kWh per year for heating
- 2,612 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 310 kWh per year from loft insulation

Environmental impact of this

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

property			
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	1.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. 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 is consumed by the people living at the property.	
		consumed by the people in	ving at the property.

This property produces

2.8 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£131
2. Solar water heating	£4,000 - £6,000	£100

Step Typical installation cost Typical yearly saving

3. Solar photovoltaic panels £3,500 - £5,500 £674

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.

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 Matthew Feavyour Telephone 07495783412

Email <u>mattfeavyour@gmail.com</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme ECMK

Assessor's ID ECMK305061
Telephone 0333 123 1418
Email info@ecmk.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
18 May 2023
24 May 2023
RdSAP