# **Energy performance certificate (EPC)**

The Coach House Littleheath Lane Lickey End BROMSGROVE B60 1HY Energy rating

Valid until: 14 June 2028

Certificate number: 9448-3077-7246-5888-6900

Property type Detached house

Total floor area 182 square metres

### Rules on letting this property

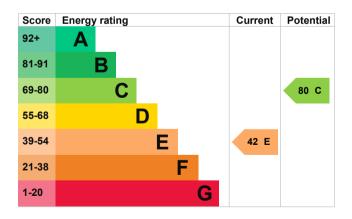
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

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



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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 55% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 387 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,541 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 £1,446 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 37,357 kWh per year for heating
- 3,748 kWh per year for hot water

Impact on the environment	This property produces	11.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.	This property's potential production	3.6 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.	
Carbon emissions	This will help to protect the	e environment.

of energy.

6 tonnes of CO2

These ratings are based on assumptions about

living at the property may use different amounts

average occupancy and energy use. People

# Changes you could make

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£244
2. Room-in-roof insulation	£1,500 - £2,700	£575
3. Internal or external wall insulation	£4,000 - £14,000	£276
4. Floor insulation (solid floor)	£4,000 - £6,000	£133
5. Low energy lighting	£45	£35
6. Heating controls (room thermostat)	£350 - £450	£53

Step	Typical installation cost	Typical yearly saving
7. Condensing boiler	£2,200 - £3,000	£131
8. Solar photovoltaic panels	£5,000 - £8,000	£282

### Help 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.

#### More ways to save energy

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>.

#### 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 David Jones
Telephone 07941 475779
Email djmjones@mail.com

### 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/019640
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
14 June 2018
15 June 2018
RdSAP