Energy performance certificate (EPC)

Mill House Mill Lane Wychbold DROITWICH WR9 0DD	Energy rating **E**	Valid until:	**7 January 2034**
		Certificate number:	**5034-4529-9300-0706-3206**

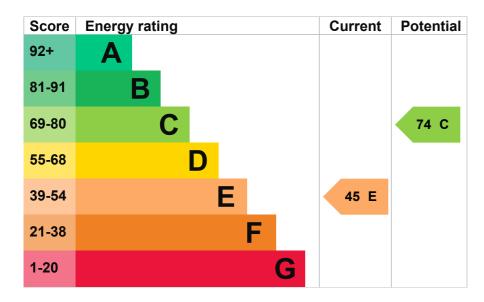| **Property type**	Detached house
Total floor area	208 square metres

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).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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	Timber frame, with additional insulation	Good
Wall	Solid brick, with internal insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 93% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£3,287 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 £1,424 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 26,716 kWh per year for heating
- 3,822 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	12.0 tonnes of CO2
This property's potential production	5.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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Changes you could make

▶

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£970
Potential rating after completing step 1	61 D

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£172
Potential rating after completing steps 1 and 2	64 D

Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£18
Potential rating after completing steps 1 to 3	64 D

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£80
Potential rating after completing steps 1 to 4	66 D

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£54
Potential rating after completing steps 1 to 5	67 D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500

Typical yearly saving	£131
Potential rating after completing steps 1 to 6	69 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£554
Potential rating after completing steps 1 to 7	74 C

Help 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). 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.

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	Andrew Taylor
Telephone	07963 933876
Email	theepcmandltd@aol.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/005300
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 January 2024
Date of certificate	8 January 2024
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).

Certificate number	8881-6129-7449-0003-0092 (/energy-certificate/8881-6129-7449-0003-0092)
Expired on	21 November 2019

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