

# Energy performance certificate (EPC)

Lakeside Cottage  
Drayton Road  
Belbroughton  
STOURBRIDGE  
DY9 0BF

Energy rating

F

Valid until: 13 November 2033

Certificate number: 3137-7929-5309-0366-1206

Property type: Detached house

Total floor area: 163 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of F. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's current energy rating is F. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

## 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)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 21% of fixed outlets	Poor
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 364 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£4,396 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 £2,323 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 energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 32,382 kWh per year for heating
  - 4,183 kWh per year for hot water
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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 15.0 tonnes of CO<sub>2</sub>

This property's potential production 4.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£820
2. Internal or external wall insulation	£4,000 - £14,000	£426
3. Floor insulation (solid floor)	£4,000 - £6,000	£200
4. Increase hot water cylinder insulation	£15 - £30	£43
5. Low energy lighting	£170	£134
6. Hot water cylinder thermostat	£200 - £400	£137
7. Heating controls (TRVs)	£350 - £450	£147
8. Condensing boiler	£2,200 - £3,000	£137
9. Solar water heating	£4,000 - £6,000	£70
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£210
11. Solar photovoltaic panels	£3,500 - £5,500	£638
12. Wind turbine	£15,000 - £25,000	£1,313

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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 by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## 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	Kerry Parkes
Telephone	07792839584
Email	<a href="mailto:kerryjparkes@gmail.com">kerryjparkes@gmail.com</a>

### 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/029488
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	6 November 2023
Date of certificate	14 November 2023
Type of assessment	<a href="#">RdSAP</a>

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