# Energy performance certificate (EPC)3 SPINNEY MEWS<br/>REDDITCH<br/>B97 5ATEnergy rating<br/>EValid until:29 July 2031Certificate<br/>number:3800-2510-0022-2023-<br/>3393

Property type

End-terrace house

Total floor area

57 square metres

## Rules on letting this property

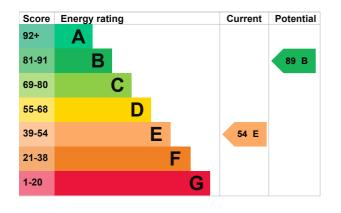
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 502 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£1,186 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 £559 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 6,579 kWh per year for heating
- 2,286 kWh per year for hot water

Impact on the environment		This property produces	4.8 tonnes of CO2
This property's environmen E. It has the potential to be		This property's potential production	2.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use differer amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£106
2. Floor insulation (solid floor)	£4,000 - £6,000	£66
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£65
4. Low energy lighting	£20	£23
5. High heat retention storage heaters	£800 - £1,200	£236
6. Solar water heating	£4,000 - £6,000	£63
7. Solar photovoltaic panels	£3,500 - £5,500	£353

## 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 www.gov.uk/improve-energy-efficiency

# 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 Quirke
Telephone	07931 752272
Email	mr.quirke@btinternet.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/021387
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Data of accomment	
Date of assessment 29 July 2021	
Date of certificate 30 July 2021	
Type of assessment <u>RdSAP</u>	