# **Energy performance certificate (EPC)**

2a, Church Road Astwood Bank REDDITCH	Energy rating	Valid until:	20 March 2027
B96 6EH		Certificate number:	2008-8026-7227-5403-7950

Property type	Detached house	
Total floor area	191 square metres	

### Rules on letting this property

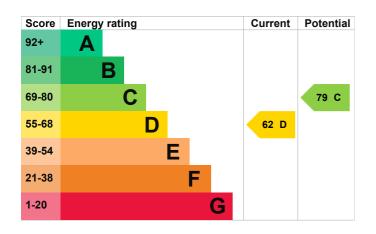
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
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 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 238 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,724 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 £522 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 19,336 kWh per year for heating
- 2,903 kWh per year for hot water

Impact on the environment	This property produces	8.0 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property's potential production	4.6 tonnes of CO2

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

# they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average 6 tonne household produces

6 tonnes of CO2

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

You could improve this property's CO2

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£71
2. Floor insulation (solid floor)	£4,000 - £6,000	£90
3. Low energy lighting	£95	£56
4. Heating controls (room thermostat)	£350 - £450	£81
5. Condensing boiler	£2,200 - £3,000	£179
6. Solar water heating	£4,000 - £6,000	£47
7. Solar photovoltaic panels	£5,000 - £8,000	£275

# 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	Susan Mills
Telephone	0121 445 7469
Email	sue@oulsnam.net

### **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/005781	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment Assessor's declaration	Employed by the professional dealing with the property transaction	
Date of assessment	20 March 2017	
Date of certificate	21 March 2017	
Type of assessment	RdSAP	