## **Energy performance certificate (EPC)**

3, Mallard Close REDDITCH B98 8GD	Energy rating	Valid until:	28 February 2025
	-	Certificate number:	8715-7422-2760-9023-3922

Property type Semi-detached house

Total floor area 82 square metres

### Rules on letting this property

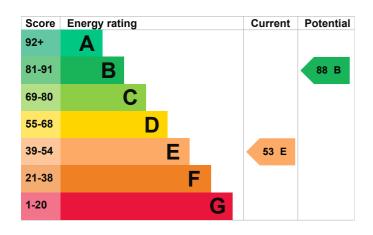
Properties can be let if they have an energy rating from A to E.

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 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

## 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, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 366 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £1,163 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 £622 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 10,047 kWh per year for heating
- 3,496 kWh per year for hot water

impact on the environment	This property produces	5.3 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be B.	This property's potential production	1.2 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 ton 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. Cavity wall insulation	£500 - £1,500	£232
2. Floor insulation (solid floor)	£4,000 - £6,000	£56
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16
4. Low energy lighting	£30	£28
5. Hot water cylinder thermostat	£200 - £400	£74
6. Heating controls (TRVs)	£350 - £450	£25
7. Condensing boiler	£2,200 - £3,000	£148
8. Solar water heating	£4,000 - £6,000	£43
9. Solar photovoltaic panels	£5,000 - £8,000	£260

## 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	James Thomas
Telephone	07830914938
Email	asathomas16@yahoo.com

## **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO016305	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
	No related party 27 February 2015	
Assessor's declaration	· · ·	