# **Energy performance certificate (EPC)**

Field Farm Er Ipsley Lane REDDITCH B98 0AP	Energy rating	Valid until:	13 July 2031
		Certificate number:	4839-3423-8000-0877-2292
Property type		etached house	

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Total floor area 268 square metres

# Rules on letting this property



# You may not be able to let this property

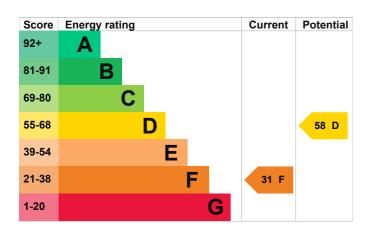
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

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 energy rating is F. It has the potential to be D.

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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Thatched, with additional insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Some double glazing	Poor
Main heating	Boiler and underfloor heating, mains gas	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 27% 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 466 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 £4,060 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 £1,687 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:

- 56,532 kWh per year for heating
- 3,732 kWh per year for hot water

Impact on the environment	This property produces	22.0 tonnes of CO2
This property's environmental impact rating is F. It has the potential to be E.	This property's potential production	13.0 tonnes of CO2

is F. It has the potential to be E.

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

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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£107
2. Floor insulation (solid floor)	£4,000 - £6,000	£213
3. Low energy lighting	£165	£82
4. Hot water cylinder thermostat	£200 - £400	£275
5. Condensing boiler	£2,200 - £3,000	£908
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£100

## 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	Steven Hall
Telephone	01189770690
Email	epc@nichecom.co.uk

## **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/017156
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### **About this assessment**

Assessor's declaration	No related party	
Date of assessment	13 July 2021	
Date of certificate	14 July 2021	
Type of assessment	RdSAP	