| Energy performance certificate (EPC) | | | |
|--|---------------|--|--|
| 67 Redditch Road Stoke Heath BROMSGROVE B60 4JP | Energy rating | Valid until: 31 March 2032 Certificate number: 0993-1005-8224-8472-7214 | |
| Property type | | Detached house | |
| Total floor area | | 123 square metres | |

Rules on letting this property

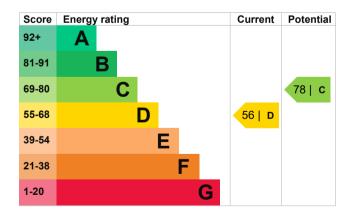
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 150 mm loft insulation | Good |
| Window | Full secondary glazing | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

| Environmental impact property | of this | This property produces | 6.8 tonnes of CO2 |
|--|-----------------|---|-----------------------|
| This property's current environ rating is E. It has the potential | • | This property's potential production | 3.4 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.4 tonnes per year. This will help to protect the | |
| Properties with an A rating pro | duce less CO2 | environment. | |
| than G rated properties. | | Environmental impact rating assumptions about average | 0 |
| An average household produces | 6 tonnes of CO2 | energy use. They may not r consumed by the people liv | reflect how energy is |

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (56) to C (78).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £242 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £71 |
| 3. Increase hot water cylinder insulation | £15 - £30 | £15 |
| 4. Hot water cylinder thermostat | £200 - £400 | £57 |
| 5. Solar water heating | £4,000 - £6,000 | £38 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £340 |

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

| Estimated energy use and potential savings | | Heating use in this property | |
|--|-------|--|------------------------|
| Estimated yearly energy cost for this property | £1314 | Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property | |
| Potential saving | £423 | Space heating | 21492 kWh per year |
| The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . | | Water heating | 3939 kWh per year |
| | | Potential energy savings by installing insulation | |
| | | Type of insulation | Amount of energy saved |
| <u>property o energy performance</u> . | | Loft insulation | 330 kWh per year |
| For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>). | | Cavity wall insulation | 5715 kWh per year |

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| Assessor's name | |
|-----------------|--|
| Telephone | |
| Email | |

Matthew Waidson 01905 617650 matt@shire-photography.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO033749 0330 124 9660 certification@stroma.com

No related party 1 April 2022 1 April 2022 RdSAP