Energy performance certificate (EPC)

48, Defford Close REDDITCH B97 5WR	Energy rating	Valid until:	10 March 2025
		Certificate number:	0196-2860-6570-9795-5385
Property type Detached house			
Total floor area	195 square metres		

Rules on letting this property

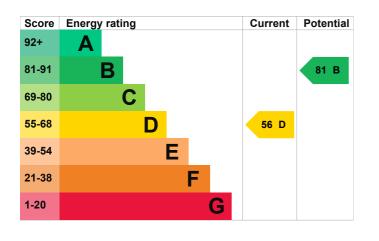
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 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)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 292 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 £2,115 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 £957 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:

- 28,359 kWh per year for heating
- 2,905 kWh per year for hot water

Impact on the envi	ironment	This property produces	10.0 tonnes of CO2
This property's environme is E. It has the potential to		This property's potential production	4.3 tonnes of CO2
Properties get a rating fro (worst) on how much cark they produce each year. Carbon emissions		You could improve this emissions by making t changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupa People living at the pro different amounts of er	ncy and energy use. operty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£601
2. Floor insulation (solid floor)	£4,000 - £6,000	£113
3. Low energy lighting	£80	£50
4. Condensing boiler	£2,200 - £3,000	£130
5. Replacement glazing units	£1,000 - £1,400	£63
6. 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 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	Paul Raybone
Telephone	07581681019
Email	bluenosebrummie@aol.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	STRO009950
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	10 March 2015
Date of certificate	11 March 2015
Type of assessment	RdSAP