Energy performance certificate (EPC)

37, Austcliff Close Er REDDITCH B97 5NZ	Energy rating	Valid until:	27 December 2028
		Certificate number:	9778-6968-7272-6928-0944
Property type Detached house			
Total floor area	112 square metres		

Rules on letting this property

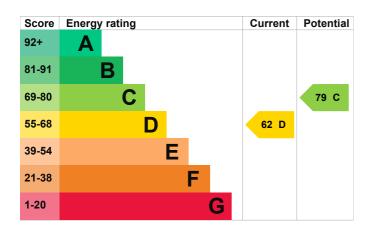
Properties can be let if they have an energy rating from A to E.

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-landlordguidance).

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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Partial double glazing	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 67% of fixed outlets	Good
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 267 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 **£1,096 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 £256 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 16,692 kWh per year for heating
- 2,273 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 D. It has the potential to be C.		This property's potential production	3.0 tonnes of CO2
Properties get a rating fro (worst) on how much carl they produce each year. Carbon emissions	· · · ·	You could improve this emissions by making th changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupat 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	£117
2. Floor insulation (solid floor)	£4,000 - £6,000	£52
3. Low energy lighting	£25	£21
4. Solar water heating	£4,000 - £6,000	£35
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£31
6. Solar photovoltaic panels	£5,000 - £8,000	£290

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	Gemma Brookes
Telephone	01384471675
Email	epc@legalbricks.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	Stroma Certification Ltd
Assessor's ID	STR0032780
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	13 December 2018
Date of certificate	28 December 2018
Type of assessment	RdSAP