

Energy performance certificate (EPC)

96, Cloverdale Stoke Prior BROMSGROVE B60 4NH	Energy rating E	Valid until: 25 March 2028
		Certificate number: 8898-7927-3170-8276-1926

Property type

Semi-detached house

Total floor area

75 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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, filled cavity	Average
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 55% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 552 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,371 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 £662 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:

- 10,489 kWh per year for heating
- 2,477 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

7.0 tonnes of CO₂

This property's potential production

3.3 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

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£174

Potential rating after completing step 1

53 E

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£88

Potential rating after completing steps 1 and 2

56 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£55

Potential rating after completing steps 1 to 3

58 D

Step 4: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£19

Potential rating after completing steps 1 to 4

59 D

Step 5: High heat retention storage heaters

Typical installation cost

Typical yearly saving

£272

Potential rating after completing steps 1 to 570 C

Step 6: Solar water heating**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£53

Potential rating after completing steps 1 to 672 C

Step 7: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£5,000 - £8,000

Typical yearly saving

£296

Potential rating after completing steps 1 to 783 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

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

John Lambert

Telephone

07792985160

Emailmatrixenergy@hotmail.co.uk

Contacting the accreditation scheme

<https://find-energy-certificate.service.gov.uk/energy-certificate/8898-7927-3170-8276-1926>

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

STRO001587

Telephone

0330 124 9660

Emailcertification@stroma.com**About this assessment****Assessor's declaration**

No related party

Date of assessment

26 March 2018

Date of certificate

26 March 2018

Type of assessment▶ [RdSAP](#)**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[0258-9011-7272-3825-9984 \(/energy-certificate/0258-9011-7272-3825-9984\)](#)**Valid until**

7 February 2025

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