

Energy performance certificate (EPC)

458, Station Road Dorridge SOLIHULL B93 8HB	Energy rating	Valid until: 27 November 2026
	F	Certificate number: 9346-2868-7990-9626-2191

Property type Detached house

Total floor area 97 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 [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).

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 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, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 7% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
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 545 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,996 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 £1,137 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 20,299 kWh per year for heating
- 4,473 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	9.4 tonnes of CO ₂
This property's potential production	2.8 tonnes of CO ₂

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: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £402

Potential rating after completing step 1 **45 E**

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £75

Potential rating after completing steps 1 and 2 **47 E**

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £48

Potential rating after completing steps 1 to 3 **49 E**

Step 4: Low energy lighting

Typical installation cost £65

Typical yearly saving £46

Potential rating after completing steps 1 to 4 **50 E**

Step 5: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £28

Potential rating after completing steps 1 to 5 **51 E**

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving	£218
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Potential rating after completing steps 1 to 6	59 D
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Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£276
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Potential rating after completing steps 1 to 7	68 D
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Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£45
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Potential rating after completing steps 1 to 8	69 C
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Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£271
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Potential rating after completing steps 1 to 9	79 C
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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	Ricardo Lindsay
Telephone	08444141060
Email	zayeem.ali@northerngas.net

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	STRO025574
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	28 November 2016
Date of certificate	28 November 2016
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 duhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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