Energy performance certificate (EPC)

Moat Cottage Astwood Lane Astwood Bank REDDITCH B96 6HD	Energy rating	Valid until:	4 July 2033
		Certificate number:	0101-2295-4032-2307-8665
Property type	C	etached house	
Total floor area	98 square metres		

Rules on letting this property

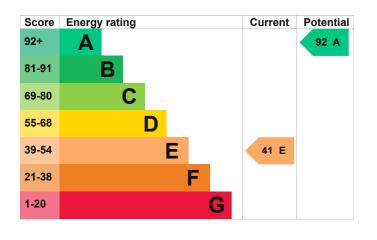
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be A.

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 299 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 **£2,508 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 £913 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 17,910 kWh per year for heating
- 2,764 kWh per year for hot water

Impact on the en	vironment	This property produces	7.6 tonnes of CO2
This property's environr is F. It has the potential		This property's potential production	1.9 tonnes of CO2
Properties get a rating f (worst) on how much ca they produce each year Carbon emissions	rbon dioxide (CO2)	You could improve this emissions by making the 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

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£218
2. Internal or external wall insulation	£4,000 - £14,000	£338
3. Floor insulation (solid floor)	£4,000 - £6,000	£130
4. Condensing boiler	£2,200 - £3,000	£137
5. Solar water heating	£4,000 - £6,000	£90
6. Solar photovoltaic panels	£3,500 - £5,500	£652
7. Wind turbine	£15,000 - £25,000	£1,318

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	John Lambert
Telephone	07792985160
Email	matrixenergy@hotmail.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	STRO001587
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	5 July 2023
Date of certificate	5 July 2023
Type of assessment	RdSAP