Energy performance certificate (EPC)

34, Evenlode Close REDDITCH B98 7NA	Energy rating	Valid until:	10 July 2026
		Certificate number:	0861-2896-6830-9206-6321
Property type	N	lid-terrace house	

88 square metres

Rules on letting this property

Total floor area

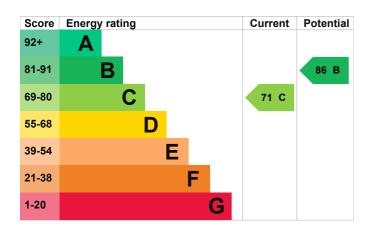
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 42% of fixed outlets	Average
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 183 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £720 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 £120 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:

- 6,276 kWh per year for heating
- 2,839 kWh per year for hot water

Impact on the environment	This property produces	2.8 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be B.	This property's potential production	1.3 tonnes of CO2

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

Carbon emissions

An average	6 tonnes of CO2
household produces	

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£40
2. Low energy lighting	£35	£28
3. Solar water heating	£4,000 - £6,000	£53
4. Solar photovoltaic panels	£5,000 - £8,000	£271

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

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Calvert
Telephone	01484356700
Email	david.calvert@yesenergysolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Assessor's declaration	No related party	
About this assessment		
Email	certification@stroma.com	
Telephone	0330 124 9660	
Assessor's ID	STRO022852	
Accreditation scheme	Stroma Certification Ltd	

RdSAP