Energy performance certificate (EPC)

| 162 Studley Road REDDITCH B98 7HP | Energy rating | Valid until: | 10 July 2033 |
|---|-------------------|------------------------|--------------------------|
| | | Certificate number: | 0569-3028-2203-2187-3200 |
| Property type Detached house | | | |
| Total floor area | 154 square metres | | |

Rules on letting this property

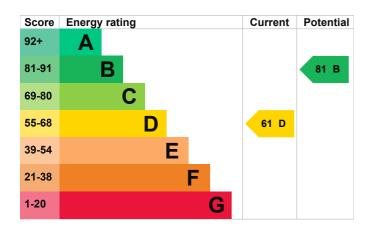
Properties can be let if they have an energy rating from A to E.

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 D. 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Fully double glazed | 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 all fixed outlets | Very 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 259 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,513 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 £1,250 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:

- 25,680 kWh per year for heating
- 2,210 kWh per year for hot water

| Impact on the env | ironment | This property produces | 7.0 tonnes of CO2 |
|--|-----------------|---|---------------------------------------|
| This property's environm is E. It has the potential t | , Ç | This property's potential production | 3.5 tonnes of CO2 |
| Properties get a rating fro (worst) on how much car they produce each year. Carbon emissions | · · · · | You could improve this emissions by making th changes. This will help environment. | ne suggested |
| An average household produces | 6 tonnes of CO2 | These ratings are base about average occupa People living at the pro different amounts of en | ncy and energy use. operty may use |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £1,032 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £218 |
| 3. Solar photovoltaic panels | £3,500 - £5,500 | £645 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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 | Nick Timperley |
|-----------------|-------------------------|
| Telephone | 07882907232 |
| Email | ntinspections@gmail.com |

Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|----------------------|--------------------------------|
| Assessor's ID | EES/018645 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 6 July 2023 |
| Date of certificate | 11 July 2023 |
| Type of assessment | RdSAP |