

# Energy performance certificate (EPC)

3, Dayhouse Bank Romsley HALESOWEN B62 0EU	Energy rating <b>E</b>	Valid until: <b>1 October 2029</b>
		Certificate number: <b>8851-7921-6900-8610-6972</b>

Property type Mid-terrace 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 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+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
Main heating	Warm air, Electricaire	Average
Main heating control	Room thermostat only	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 63% 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 564 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Dual electricity meter selected but there is also an electricity meter for standard tariff  
The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.

## How this affects your energy bills

An average household would need to spend **£1,490 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 £741 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 11,121 kWh per year for heating
- 2,088 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	7.1 tonnes of CO2
<b>This property's potential production</b>	2.6 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: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £421

Potential rating after completing step 1

62 D

## Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £119

Potential rating after completing steps 1 and 2

66 D

## Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £32

Potential rating after completing steps 1 to 3

67 D

## Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £27

Potential rating after completing steps 1 to 4

68 D

## Step 5: Low energy lighting

Typical installation cost £15

Typical yearly saving £18

Potential rating after completing steps 1 to 5

68 D

## Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

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Typical yearly saving	£123
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Potential rating after completing steps 1 to 6	73 C
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## Step 7: Solar photovoltaic panels, 2.5 kWp

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Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£320
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Potential rating after completing steps 1 to 7	84 B
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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	Susan Mills
Telephone	0121 445 7469
Email	<a href="mailto:sue@oulsnam.net">sue@oulsnam.net</a>

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### 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/005781
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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### About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	30 September 2019
Date of certificate	2 October 2019

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## 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](mailto:dluhc.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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