Energy performance certificate (EPC)

24a Crumpfields Lane REDDITCH B97 5PN	Energy rating	Valid until:	18 June 2033
		Certificate number:	9518-1006-9226-0867-1214
Property type	Detached house		
Total floor area	123 square metres		

Rules on letting this property

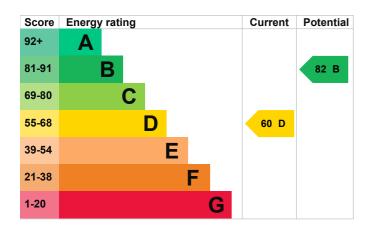
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
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, no cylinder thermostat	Poor
Lighting	Low energy lighting in 96% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 281 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,943 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 £1,083 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:

- 12,015 kWh per year for heating
- 3,463 kWh per year for hot water

Impact on the env	vironment	This property produces	6.1 tonnes of CO2
This property's environm is E. It has the potential		This property's potential production	2.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
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. Floor insulation (solid floor)	£4,000 - £6,000	£233
2. Hot water cylinder thermostat	£200 - £400	£216
3. Condensing boiler	£2,200 - £3,000	£532
4. Solar water heating	£4,000 - £6,000	£102
5. Solar photovoltaic panels	£3,500 - £5,500	£646

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: Energy Company Obligation (www.gov.uk/energy-companyobligation)

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	Chloe Bancroft
Telephone	01527910300
Email	chloe.bancroft@apmorgan.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	STRO036116
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	19 June 2023
Date of certificate	19 June 2023
Type of assessment	RdSAP