Energy performance certificate (EPC)					
19, Hunnington Crescent HALESOWEN B63 3DJ	Energy rating	Valid until: 8 September 2023			
		Certificate number: 0158-7014-7221-0177-7910			
Property type	Semi-detached house				
Total floor area	115 square metres				

Rules on letting this property

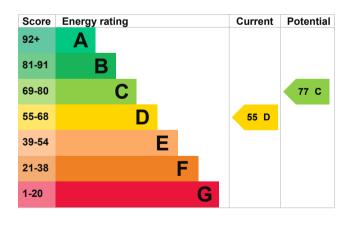
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	System built, as built, no insulation (assumed)	Very poor
Wall	System built, as built, partial insulation (assumed)	Average
Roof	Pitched, 200mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 73% of fixed outlets	Very good
Floor	Suspended, 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 271 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,250 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 £387 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,643 kWh per year for heating
- 2,746 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

Environmental impact of this property		This property produces	6.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	3.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£69
2. Low energy lighting	£15	£13
3. Heating controls (TRVs)	£350 - £450	£50
4. Condensing boiler	£2,200 - £3,000	£219

Step	Typical installation cost	Typical yearly saving
5. Solar water heating	£4,000 - £6,000	£36
6. Solar photovoltaic panels	£9,000 - £14,000	£233

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.

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 nameScot TejiTelephone0844 847 0089Emailepcteam@euroenergyservices.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 Assessor's ID Telephone Email

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK ECMK202235 0333 123 1418 info@ecmk.co.uk

Relative of homeowner or of occupier of the property 5 September 2013 9 September 2013 RdSAP