Energy performance certificate (EPC)

52, Newlands Drive HALESOWEN B62 9DY Energy rating

Valid until: 29 May 2024

Certificate number: 8644-7825-2500-1378-5922

Property type

Semi-detached house

Total floor area

112 square metres

Rules on letting this property

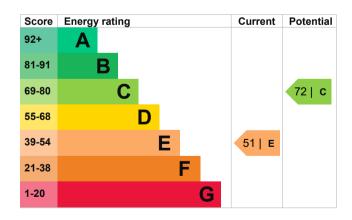
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Mostly double glazing	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	Average
Lighting	Low energy lighting in 16% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
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 297 kilowatt hours per square metre (kWh/m2).

Environmental imp	act of this			
property		This property's potential	3.7 tonnes of CO2	
This property's current envirating is E. It has the poter	•	production		
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.		
An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not	e occupancy and reflect how energy is	
This property produces	6.4 tonnes of CO2	consumed by the people liv	ing at the property.	

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£221
2. Floor insulation	£800 - £1,200	£48
3. Low energy lighting	£80	£45
4. Solar water heating	£4,000 - £6,000	£54
5. Solar photovoltaic panels	£9,000 - £14,000	£241

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1402
Potential saving if you complete every step in order	£367

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated ener	gy used	l to	heat	this
property				

property	
Type of heating	Estimated energy used
Space heating	19732 kWh per year
Water heating	5352 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved

Type of insulation	Amount of energy saved
Loft insulation	3652 kWh per year
Solid wall insulation	5212 kWh per year

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Adam Welsh Telephone 07897 438738

Email <u>welshy86@hotmail.com</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/006964
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
28 May 2014
30 May 2014

RdSAP