### **Energy performance certificate (EPC)**

10, Newlands Drive HALESOWEN B62 9DU Energy rating

Valid until: 4 August 2024

Certificate number: 0724-2865-7981-9404-9565

Property type Mid-terrace house

Total floor area 95 square metres

### Rules on letting this property

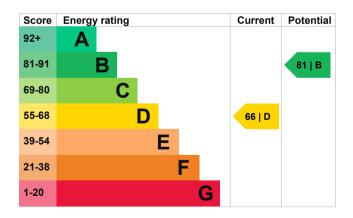
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

<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, with internal insulation	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, 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 64% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Cavity fill is recommended

# **Environmental impact of this property**

This property's current environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2	

This property produces

This property's potential 1.5 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Improve this property's energy rating

3.0 tonnes of CO2

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£59.76
2. Floor insulation	£800 - £1,200	£46.22
3. Low energy lighting	£20	£19.15
4. Solar water heating	£4,000 - £6,000	£28.95
5. Solar photovoltaic panels	£9,000 - £14,000	£261.30

#### 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	£914
Potential saving if you complete every step in order	£154

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 energy used to heat this property

Space heating 10654 kWh per year

Water heating 2218 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Cavity wall insulation 1094 kWh per year

#### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

#### 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 Neil Mackenzie
Telephone 07983286876

Email <u>neilmac27@gmail.com</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO014845 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
5 August 2014
5 August 2014
RdSAP