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

82 Coppice Road CRADLEY HEATH B64 7LW Energy rating

Valid until: 16 October 2032

Certificate number: 8732-5220-3209-0773-1292

Property type

End-terrace house

Total floor area

85 square metres

### Rules on letting this property

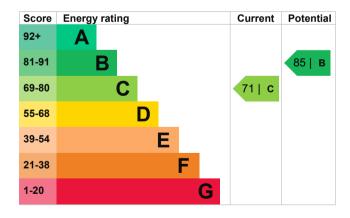
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ect of this	This property produces	3.1 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommend</u> could reduce this property's 1.4 tonnes per year. This wenvironment.	s CO2 emissions by
Properties with an A rating path than G rated properties.	produce less CO2	Environmental impact rating	as are hased on
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£47
2. Solar water heating	£4,000 - £6,000	£30
3. Solar photovoltaic panels	£3,500 - £5,500	£354

#### 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	£684
Potential saving if you complete every step in order	£76

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

Type of heating	Estimated energy used	
Space heating	8574 kWh per year	
Water heating	2149 kWh per year	
Potential energy savings by installing		

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

#### 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 Waleed Ghauri Telephone 07747546870

Email <u>waleedghauri@yahoo.com</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/021999
Telephone 01455 883 250

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

#### Assessment details

Assessor's declaration No related party
Date of assessment 17 October 2022
Date of certificate 17 October 2022

Type of assessment RdSAP