Energy performance certificate (EPC)				
13, Catherine Close BROMSGROVE B60 3HU	Energy rating	Valid until: 20 April 2025		
		Certificate number: 0532-2859-7847-9325-9831		
Property type	Mid-terrace house			
Total floor area		70 square metres		

Rules on letting this property

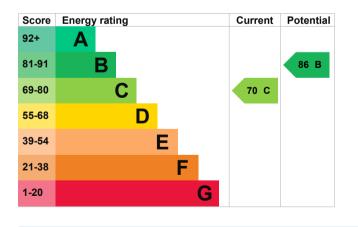
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 C. It has the potential to be B.

<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	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Poor
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 20% of fixed outlets	Poor
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 219 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£665 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 £94 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 7,645 kWh per year for heating
- 1,977 kWh per year for hot water

More ways to save energy

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

t of this	This property produces	2.7 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		1.4 tonnes of CO2
CO2) they	You could improve this prop emissions by making the su This will help to protect the	uggested changes.
	These ratings are based or	•
6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	
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Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£31
2. Low energy lighting	£40	£32
3. Solar water heating	£4,000 - £6,000	£31
4. Solar photovoltaic panels	£5,000 - £8,000	£259

Help 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 name
Telephone
Email

Janine Parkes 07792 839 584 <u>eposservices@gmail.com</u>

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 Stroma Certification Ltd STRO005533 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 21 April 2015 21 April 2015 RdSAP