Energy performance certificate (EPC)				
31, Mellor Drive Alrewas BURTON-ON-TRENT	Energy rating	Valid until: 6 September 2030		
DE13 7FF		Certificate number: 8500-7921-7030-0125-3206		
Property type	Detached house			
Total floor area		164 square metres		

# Rules on letting this property

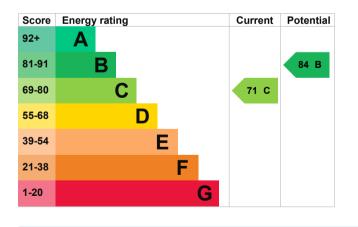
Properties can be let if they have an energy rating from A to E.

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, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 175 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,137 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 £255 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 11,974 kWh per year for heating
- 2,760 kWh per year for hot water

#### Impact on the environment This property produces 5.1 tonnes of CO2 This property's current environmental impact rating is D. It has the potential to be C. This property's potential 3.0 tonnes of CO2 production Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they You could improve this property's CO2 produce each year. CO2 harms the environment. 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 6 tonnes of CO2 average occupancy and energy use. People produces living at the property may use different amounts of energy.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£60	£90
2. Heating controls (TRVs)	£350 - £450	£38
3. Condensing boiler	£2,200 - £3,000	£82
4. Solar water heating	£4,000 - £6,000	£45
5. Solar photovoltaic panels	£3,500 - £5,500	£329

## 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.

#### More ways to save energy

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

# 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

Paul Rayner 07983991772 enquiries@3spiresenergy.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 ECMK ECMK300174 0333 123 1418 info@ecmk.co.uk

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 5 September 2020 7 September 2020 RdSAP