# Energy performance certificate (EPC)

23, Hilltop Avenue
BEWDLEY
DY12 1HY

Energy rating
Valid until: 27 July 2030

Certificate number: 9098-2012-7236-7000-4254

Property type Detached bungalow

Total floor area 59 square metres

# Rules on letting this property

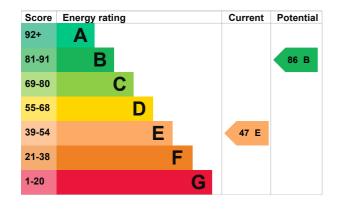
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

<u>See how to improve this property's energy 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, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 465 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,021 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 £524 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:

- 8,864 kWh per year for heating
- 3,576 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	4.8 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£55
2. Cavity wall insulation	£500 - £1,500	£86
3. Floor insulation (suspended floor)	£800 - £1,200	£97
4. Increase hot water cylinder insulation	£15 - £30	£26
5. Low energy lighting	£15	£16
6. Hot water cylinder thermostat	£200 - £400	£67
7. Heating controls (programmer and TRVs)	£350 - £450	£21
8. Condensing boiler	£2,200 - £3,000	£121
9. Solar water heating	£4,000 - £6,000	£36
10. Solar photovoltaic panels	£3,500 - £5,500	£334

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

## 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	Nicholas Jauncey
Telephone	01384 878000
Email	nj@midcalf-nicholls.com

# Contacting the accreditation scheme

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

EES/023990
04455 002 050
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
11 June 2020
28 July 2020
RdSAP