# **Energy performance certificate (EPC)**

Meadowside Borderway TENBURY WELLS WR15 8AX Energy rating

Valid until: 17 May 2033

Certificate number: 0380-2923-3250-2897-6675

Property type

Semi-detached bungalow

Total floor area

105 square metres

### Rules on letting this property

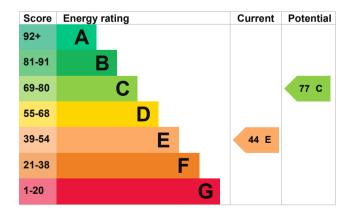
Properties can be let if they have an energy rating from A to E.

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-quidance</u>).

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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
Wall	Solid brick, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 277 kilowatt hours per square metre (kWh/m2).

Environmental important	act of this	This property's potential production	3.0 tonnes of CO2
This property's current env rating is E. It has the poten	•	You could improve this prop	perty's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live.	e occupancy and reflect how energy is
This property produces	7.2 tonnes of CO2		

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£119

Step	Typical installation cost	Typical yearly saving
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£55
3. Internal or external wall insulation	£4,000 - £14,000	£155
4. Floor insulation (solid floor)	£4,000 - £6,000	£213
5. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£19
6. Low energy lighting	£30	£96
7. Condensing boiler	£2,200 - £3,000	£351
8. Solar water heating	£4,000 - £6,000	£91
9. Solar photovoltaic panels	£3,500 - £5,500	£670

### 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	£2643
Potential saving if you complete every step in order	£1100

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	12502 kWh per year
Water heating	2932 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved

Type of ilisulation	Amount of energy saveu
Loft insulation	1745 kWh per year
Solid wall insulation	1049 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 Bridget Mackereth Telephone 01432 820 593

Email <u>bridget.mackereth@btinternet.com</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/015583
Telephone 01455 883 250

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

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
17 May 2023
18 May 2023
RdSAP