Energy performance certificate (EPC)				
The Old School House Ludlow Road Clee Hill LUDLOW SY8 3JG	Energy rating	Valid until: 31 May 2033 Certificate number: 0340-2866-4250-2227-0715		
Property type	Detached bungalow			
Total floor area		159 square metres		

Rules on letting this property



You may not be able to let this property

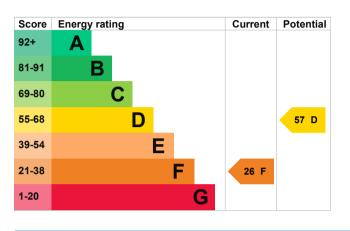
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be D.

<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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 361 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£4,884 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 £1,769 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 39,153 kWh per year for heating
- 3,720 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 7,291 kWh per year from loft insulation
- 8,595 kWh per year from solid wall insulation

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	15.0 tonnes of CO2	
•	This property's potential production	8.5 tonnes of CO2	
(CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
	These ratings are based of	•	
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. Flat roof or sloping ceiling insulation	£850 - £1,500	£288
2. Internal or external wall insulation	£4,000 - £14,000	£818
3. Floor insulation (solid floor)	£4,000 - £6,000	£226
4. Draught proofing	£80 - £120	£24
5. Low energy lighting	£45	£73
6. Heating controls (TRVs)	£350 - £450	£152
7. Solar water heating	£4,000 - £6,000	£75
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£113
9. Solar photovoltaic panels	£3,500 - £5,500	£668

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

Bridget Mackereth 01432 820 593 bridget.mackereth@btinternet.com

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 Elmhurst Energy Systems Ltd EES/015583 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 26 May 2023 1 June 2023 RdSAP