| Energy performance certificate (EPC)                               |                |  |  |
|--|----------------|--|--|
| Annexe<br>Upper Harthall Farm<br>Nash<br>TENBURY WELLS<br>WR15 8HN | Energy rating  | Valid until: 24 May 2033<br>Certificate number: 2022-3027-3205-0117-0204 |  |
| Property type  | Detached house |  |  |
| Total floor area   |                | 120 square metres  |  |

# Rules on letting this property

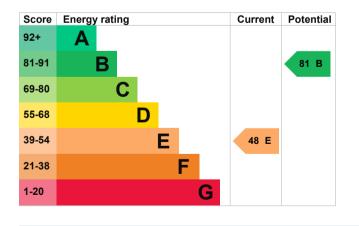
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and 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 current energy rating is E. 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, insulated (assumed)                | Good      |
| Roof                 | Roof room(s), insulated (assumed)           | Good      |
| Window               | Fully double glazed                         | Average   |
| Main heating         | Boiler and radiators, LPG                   | Poor      |
| Main heating control | Programmer, TRVs and bypass                 | Average   |
| Hot water            | From main system                            | Poor      |
| Lighting             | Low energy lighting in 86% of fixed outlets | Very good |
| Floor                | Solid, limited 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 175 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,839 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 £240 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 heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 12,010 kWh per year for heating
- 2,292 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

• 300 kWh per year from loft insulation

#### More ways to save energy

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

| Environmental impact of this property   | This property's potential production   | 1.0 tonnes of CO2     |
|---|--|-----------------------|
| This property's current environmental impact rating is D. It has the potential to be B.     | You could improve this pro   | perty's CO2           |
| Properties get a rating from A (best) to G (worst)<br>on how much carbon dioxide (CO2) they | emissions by making the suggested changes.<br>This will help to protect the environment. |                       |
| produce each year. CO2 harms the environment.   | Environmental impact ratin assumptions about average                                     | 0                     |
| An average household 6 tonnes of CO2 produces   | energy use. They may not consumed by the people liv                                      | reflect how energy is |
| This property produces 4.5 tonnes of CO2  |  |                       |

## Changes you could make

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £101                  |

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 2. Heating controls (room thermostat) | £350 - £450               | £68                   |
| 3. Solar water heating                | £4,000 - £6,000           | £71                   |
| 4. Solar photovoltaic panels          | £3,500 - £5,500           | £670                  |
| 5. Wind turbine                       | £15,000 - £25,000         | £1,318                |

## 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 | Bridget Mackereth                |
|-----------------|----------------------------------|
| Telephone       | 01432 820 593                    |
| Email           | 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

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/015583 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 22 May 2023 25 May 2023 RdSAP