# **Energy performance certificate (EPC)**

| Cadmore   | Energy rating | Valid until:        | 12 November 2033             |
|---|---------------|---------------------|------------------------------|
| Oldwood Road<br>St. Michaels<br>TENBURY WELLS<br>WR15 8PH | -             | Certificate number: | 1337-1129-6309-0166-<br>2206 |
|   |               | Deteched house      |                              |

| Total floor area 173 square metres |  |
|------------------------------------|--|

### Rules on letting this property



# You may not be able to let this property

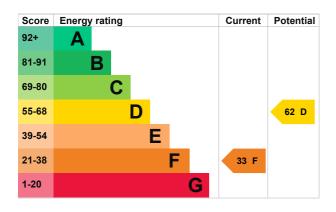
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## **Energy rating and score**

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

<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                 | Timber frame, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, no insulation (assumed)  | Poor      |
| Roof                 | Pitched, 250 mm loft insulation                 | Good      |
| Roof                 | Roof room(s), ceiling insulated                 | Poor      |
| Window               | Partial secondary glazing                       | Average   |
| Main heating         | Boiler and radiators, oil                       | Average   |
| Main heating control | Programmer, TRVs and bypass                     | Average   |
| Hot water            | From main system, no cylinder thermostat        | Poor      |
| Lighting             | Low energy lighting in 47% of fixed outlets     | Good      |
| 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 302 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 £4,125 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 £1,457 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:

- 30,476 kWh per year for heating
- 3,902 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

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               | 13.0 tonnes of CO2 |
|--------------------------------------|--------------------|
| This property's potential production | 7.2 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.

## Changes you could make

| Step                                       | Typical installation cost | Typical yearly<br>saving |
|--|---------------------------|--------------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500             | £103                     |
| 2. Room-in-roof insulation                 | £1,500 - £2,700           | £517                     |
| 3. Cavity wall insulation                  | £500 - £1,500             | £327                     |
| 4. Floor insulation (solid floor)          | £4,000 - £6,000           | £238                     |
| 5. Low energy lighting                     | £40                       | £95                      |

| Step  | Typical installation cost | Typical yearly<br>saving |
|---|---------------------------|--------------------------|
| 6. Solar water heating  | £4,000 - £6,000           | £116                     |
| 7. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £63                      |
| 8. 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.

#### More ways to save energy

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

#### 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                         | Elmhurst Energy Systems Ltd    |  |
|--|--------------------------------|--|
| Assessor's ID                                | EES/015583                     |  |
| Telephone                                    | 01455 883 250                  |  |
| Email  | enquiries@elmhurstenergy.co.uk |  |
| About this assessment Assessor's declaration | No related party               |  |
| Date of assessment                           | 6 November 2023                |  |
| Date of assessment  Date of certificate      | 13 November 2023               |  |
|  |                                |  |
| Type of assessment                           | RdSAP                          |  |