Energy performance certificate (EPC)

The Corn Mill Woodhall Farm Wichenford WORCESTER WR6 6YE Energy rating

Valid until: 4 June 2024

Certificate number: 0023-3845-7564-9004-6725

Property type Semi-detached house

Total floor area 125 square metres

Rules on letting this property

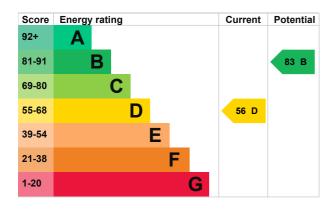
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Energy rating and score

This property's energy rating is D. 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
Walls	Average thermal transmittance 0.29 W/m²K	Very good
Roof	Average thermal transmittance 0.13 W/m²K	Very good
Floor	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 140 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,334 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 £81 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 9,179 kWh per year for heating
- 3,421 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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	3.8 tonnes of CO2
This property's potential production	0.7 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 saving
1. Solar water heating	£4,000 - £6,000	£81
2. Solar photovoltaic panels	£9,000 - £14,000	£255
3. Wind turbine	£15,000 - £25,000	£501

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 www.gov.uk/improve-energy-efficiency.

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	Alan Anderson
Telephone	01568 780540
Email	office@energycalcs.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER	
Assessor's ID	NHER003528	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	5 June 2014	
Date of certificate	5 June 2014	
Type of assessment	SAP	