# **Energy performance certificate (EPC)**

2 Bridge Road MUCH WENLOCK TF13 6BA	Energy rating	Valid until:  Certificate number:	11 February 2034 0370-2812-4320-2894-0451
roperty type Mid-terrace house			
Total floor area	79 square metres		

## Rules on letting this property

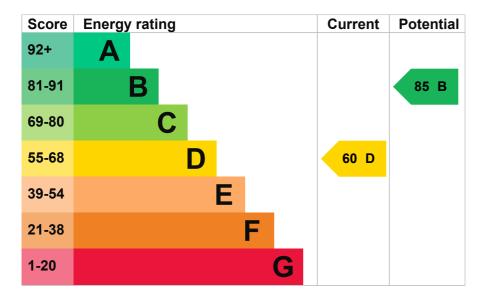
Properties can be let if they have an energy rating from A to E.

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-guidance).

## **Energy rating and score**

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 300 kilowatt hours per square metre (kWh/m2).

► About primary energy use

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £1,744 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 £682 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 13,801 kWh per year for heating
- 1,912 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

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	1.2 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

▶ Do I need to follow these steps in order?

Typical yearly saving

Step 1: Room-in-roof insulation	
Typical installation cost	£1,500 - £2,700
Typical yearly saving	£388
Potential rating after completing step 1	68 D
Step 2: Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£58
Potential rating after completing steps 1 and 2	70 C
Step 3: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£108
Potential rating after completing steps 1 to 3	72 C
Step 4: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£49
Potential rating after completing steps 1 to 4	73 C
Step 5: Low energy lighting	
Typical installation cost	£15
Typical yearly saving	£23
Potential rating after completing steps 1 to 5	73 C
Step 6: Solar water heating	
Typical installation cost	£4,000 - £6,000

£56

### Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£553

Potential rating after completing steps 1 to 7

85 B

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

### 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	Tim Gough
Telephone	07778 758568
Email	timgoughpps@gmail.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/001254
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	12 February 2024
Date of certificate	12 February 2024
Type of assessment	► <u>RdSAP</u>

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8807-6723-6520-5991-8926 (/energy-certificate/8807-6723-6520-5991-8926)
Expired on	29 July 2023
Certificate number	9528-0958-6229-6591-7050 (/energy-certificate/9528-0958-6229-6591-7050)
Expired on	11 November 2019

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