Energy performance certificate (EPC)					
2 Lower Spur Tree Spur Tree Lane TENBURY WELLS WR15 8LG	Energy rating	Valid until: 29 January 2024 Certificate number: 0513-2890-7696-9074-9861			
Property type	Mid-terrace house				
Total floor area	60 square metres				

Rules on letting this property

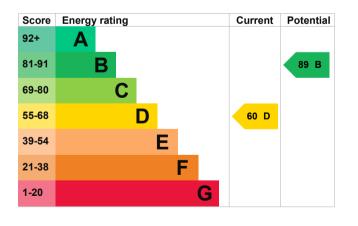
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Pitched, 75 mm loft insulation	Average
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	To unheated space, insulated	N/A
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 273 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£893 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 £289 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:

- 10,074 kWh per year for heating
- 2,023 kWh per year for hot water

Impact on the environment This property's current environmental impact rating is E. 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. CO2 harms the environment. Carbon emissions		This property produces	3.7 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.	
An average household produces	6 tonnes of CO2	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. Internal or external wall insulation	£4,000 - £14,000	£213.24
2. Solar water heating	£4,000 - £6,000	£44.04
3. High performance external doors	£500	£31.74
4. Solar photovoltaic panels	£9,000 - £14,000	£240.70
5. Wind turbine	£1,500 - £4,000	£85.74

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 Telephone Email Peter Loveday 01885488418 <u>sales@energysurveys.gb.com</u>

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 Stroma Certification Ltd STRO001714 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 30 January 2014 30 January 2014 RdSAP