English Cymraeg

Energy performance certificate (EPC)

4, Hawthorn Road Minsterley SHREWSBURY SY5 0DQ	Energy rating	Valid until:	18 February 2025
		Certificate number:	8425-7422-3850-0341-0996
Property type	Ε	Detached hou	se
Total floor area	128 square metres		

Rules on letting this property

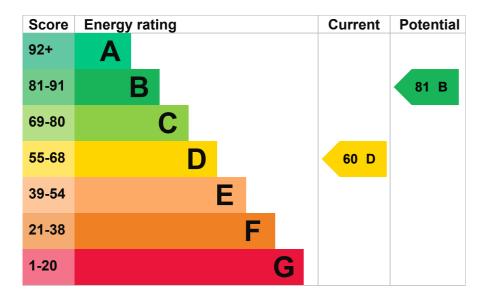
Properties can be let if they have an energy rating from A to E.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8425-7422-3850-0341-0996

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.

Description	Rating
Cavity wall, as built, insulated (assumed)	Good
Timber frame, as built, insulated (assumed)	Good
Pitched, 100 mm loft insulation	Average
Pitched, 150 mm loft insulation	Good
Fully double glazed	Good
Boiler and radiators, mains gas	Good
Programmer, TRVs and bypass	Average
From main system	Average
Low energy lighting in 40% of fixed outlets	Average
Solid, no insulation (assumed)	N/A
Solid, insulated (assumed)	N/A
Room heaters, mains gas	N/A
	Cavity wall, as built, insulated (assumed) Timber frame, as built, insulated (assumed) Pitched, 100 mm loft insulation Pitched, 150 mm loft insulation Fully double glazed Boiler and radiators, mains gas Programmer, TRVs and bypass From main system Low energy lighting in 40% of fixed outlets Solid, no insulation (assumed) Solid, insulated (assumed)

Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,369 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 £467 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 14,500 kWh per year for heating
- 2,863 kWh per year for hot water

Impact on the environment

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

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

This property's potential production

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.

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£41
Potential rating after completing step 1	62 D

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£48
Potential rating after completing steps 1 and 2	63 D

Step 3: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£34
Potential rating after completing steps 1 to 3	64 D

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£77
Potential rating after completing steps 1 to 4	66 D

Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£219
Potential rating after completing steps 1 to 5	72 C

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£49

Step 7: Solar photovoltaic panels, 2.5 kWp

Potential rating after completing steps 1 to 7	04 P
Typical yearly saving	£262
Typical installation cost	£5,000 - £8,000

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	Peter Bloore
Telephone	01782 610 546
Email	info@firstpropertyservices.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	Stroma Certification Ltd
Assessor's ID	STRO007824
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	19 February 2015
Date of certificate	19 February 2015
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>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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