Energy performance certificate (EPC)			
The Coach House High House Upper Sapey	Energy rating	Valid until:	11 March 2028
WORCESTER WR6 6EU	D	Certificate number:	0718-6047-6237-4628-2920
Property type	Ν	/lid-terrace house	
Total floor area	1	37 square metres	

Rules on letting this property

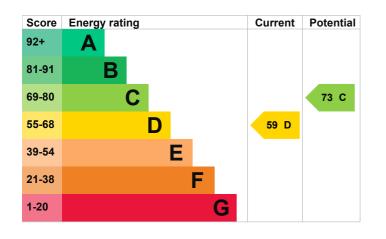
Properties can be let if they have an energy rating from A to E.

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 C.

<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	Sandstone or limestone, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,012 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 £175 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 11,636 kWh per year for heating
- 3,514 kWh per year for hot water

Impact on the environment

Impact on the environment		This property produces	6.3 tonnes of CO2
This property's environmenta has the potential to be D.	l impact rating is E. It	This property's potential production	4.4 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energ	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£33
2. Low energy lighting	£75	£70
3. Condensing boiler	£2,200 - £3,000	£41
4. Solar water heating	£4,000 - £6,000	£30
5. Solar photovoltaic panels	£5,000 - £8,000	£294

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	9 March 2018
Date of certificate	12 March 2018
Type of assessment	RdSAP