# Energy performance certificate (EPC) Flat 2 Penn Hall Penn Hall Lane Menith Wood WORCESTER WR6 6UE Property type Ground-floor flat Total floor area Total floor area Total street to the performance certificate (EPC) Energy rating Valid until: 13 April 2026 Certificate number: 8496-7924-4590-4332-3992

# Rules on letting this property

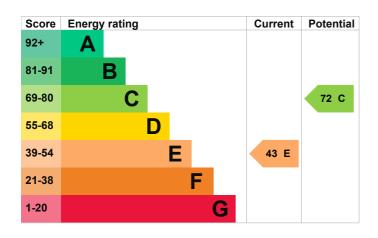
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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
Roof	Pitched, 12 mm loft insulation	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Room heaters, wood logs	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 6% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	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 main heating

### Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,743 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 £1,403 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 31,153 kWh per year for heating
- 3,939 kWh per year for hot water

# Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	15.0 tonnes of CO2
This property's potential production	7.1 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.

### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£532
2. Internal or external wall insulation	£4,000 - £14,000	£568
3. Floor insulation (suspended floor)	£800 - £1,200	£70
4. Low energy lighting	£85	£81
5. Hot water cylinder thermostat	£200 - £400	£73
6. Condensing boiler	£2,200 - £3,000	£79

### 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: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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	Francis Brennan
Telephone	01217021406
Email	f.brennan1@talktalk.net

# **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	STRO016945	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	12 April 2016	
Date of certificate	14 April 2016	