| Energy performance certificate (EPC) | | | | |
|--|------------------|---------------------|--------------------------|--|
| 4, Vinery Mews Teme Street TENBURY WELLS WR15 8HZ | Energy rating | Valid until: | 9 April 2028 | |
| | | Certificate number: | 0651-2870-7140-9398-4355 | |
| Property type Ground-floor flat | | | | |
| Total floor area | 41 square metres | | | |

Rules on letting this property

You may not be able to let this property

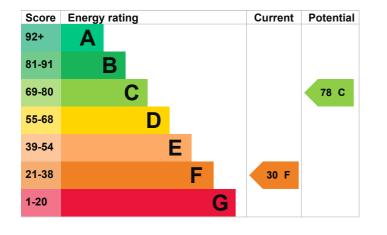
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> <u>property's energy rating</u>.

Energy rating and score

This property's energy rating is F. 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 | Solid brick, as built, no insulation (assumed) | Poor |
| Window | Partial double glazing | Poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 43% of fixed outlets | Average |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 594 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,268 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 £897 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:

- 5,845 kWh per year for heating
- 1,721 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household 6 tonnes of CO2 produces

This property produces4.1 tonnes of CO2This property's potential
production2.3 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|------------------------------|--------------------------|
| 1. Internal wall insulation | £4,000 - £14,000 | £281 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £166 |
| 3. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £24 |
| 4. Draught proofing | £80 - £120 | £7 |
| 5. Low energy lighting | £20 | £10 |
| 6. High heat retention storage heaters | £800 - £1,200 | £372 |
| 7. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £38 |

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:

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- 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 | Simon Smith |
|-----------------|-------------------------------|
| Telephone | 01584 872251 |
| Email | builthsurvey@mccartneys.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 | Elmhurst Energy Systems Ltd |
|----------------------|--------------------------------|
| Assessor's ID | EES/021442 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | Employed by the professional dealing with the property transaction |
|------------------------|--|
| Date of assessment | 10 April 2018 |
| Date of certificate | 10 April 2018 |
| Type of assessment | RdSAP |