Energy performance certificate (EPC)			
47a Dawley Road Arleston TELFORD TF1 2HW	Energy rating	Valid until: 15 November 2032	
		Certificate number: 2231-3211-7125-4411-1179	
Property type	Top-floor maisonette		
Total floor area		88 square metres	

Rules on letting this property

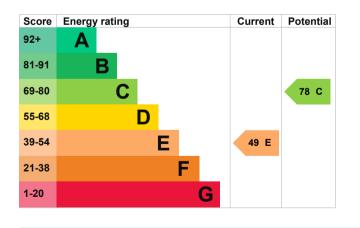
Properties can be let if they have an energy rating from A to E.

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 E. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 402 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,235 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 £712 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 15,447 kWh per year for heating
- 2,714 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 1,422 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	6.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amoun of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£214
2. Cavity wall insulation	£500 - £1,500	£94
3. Floor insulation (suspended floor)	£800 - £1,200	£114
4. Draught proofing	£80 - £120	£17
5. Heating controls (TRVs)	£350 - £450	£28
6. Condensing boiler	£2,200 - £3,000	£157
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£88

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.

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	Richard Moore
Telephone	07933412243
Email	richie.moore7@icloud.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK304236
Telephone	0333 123 1418
Email	info@ecmk.co.uk
About this assessment Assessor's declaration Date of assessment Date of certificate Type of assessment	No related party 10 November 2022 16 November 2022 <u>RdSAP</u>