Energy performance certificate (EPC)				
30a, Hall Street DUDLEY DY2 7BS	Energy rating	Valid until: Certificate number:	31 July 2029 8805-5993-5129 9907-3813	
Property type		Mid-terrace house	9	
Total floor area	73 square metres			

### Rules on letting this property

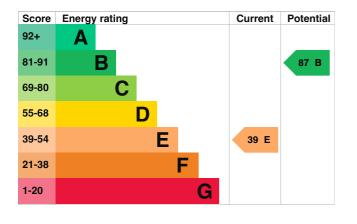
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

### **Energy rating and score**

This property's current energy rating is E. It has the potential to be B.

<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)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 509 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,353 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 £844 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 9,414 kWh per year for heating
- 7,252 kWh per year for hot water

This property produces

6.6 tonnes of CO2

# Impact on the environment

This property's current environmental impact rating is F. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. <b>Carbon emissions</b>		This property's potential production	1.2 tonnes of CO2
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£280
2. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£217
3. Low energy lighting	£50	£48
4. Hot water cylinder thermostat	£200 - £400	£29
5. Heating controls (room thermostat)	£350 - £450	£54
6. Condensing boiler	£2,200 - £3,000	£156
7. Solar water heating	£4,000 - £6,000	£38
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£23
9. Solar photovoltaic panels	£3,500 - £5,500	£306

#### 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.

#### More ways to save energy

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

## 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
Telephone
Email

Avtar Sandhu 07803909109 sandhu@blueyonder.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 Assessor's ID Telephone Stroma Certification Ltd STRO016516

0330 124 9660

certification@stroma.com

### Email

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 1 August 2019 1 August 2019 RdSAP