Energy performance certificate (EPC)			
Sallins Farm Picklescott CHURCH STRETTON SY6 6NU	Energy rating	Valid until: 12 April 2030 Certificate number: 9578-4089-7207-6490-8274	
Property type		Detached house	
Total floor area		177 square metres	

Rules on letting this property

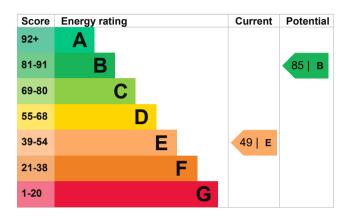
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 47% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 secondary heating

Primary energy use

The primary energy use for this property per year is 243 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	10.0 tonnes of CO2
This property's current environr rating is E. It has the potential t	•	This property's potential production	4.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 6.0 tonnes per year. This will help to protect the	
Properties with an A rating produce less CO2 than G rated properties.		environment.	
An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about averag energy use. They may not consumed by the people lin	e occupancy and reflect how energy is

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (49) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£158
2. Low energy lighting	£85	£48
3. Condensing boiler	£2,200 - £3,000	£199
4. Solar water heating	£4,000 - £6,000	£53
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£113
6. High performance external doors	£2,500	£35
7. Solar photovoltaic panels	£3,500 - £5,500	£324
8. Wind turbine	£15,000 - £25,000	£653

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1872
Potential saving	£608

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	24469 kWh per year
Water heating	3685 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	1101 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	
Telephone	
Email	

Bradley Beazley 07973205007 <u>bradley.beazley@hotmail.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO009831 0330 124 9660 certification@stroma.com

No related party 13 March 2020 13 April 2020 RdSAP