## **Energy performance certificate (EPC)**



## This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

#### Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk Telephone: 020 3829 0748

Laundry Cottage
Stanton upon Hine Heath
SHREWSBURY
SY4 4LT

Energy rating
Certificate number: 8502-1415-0429-9296-3213

Property type

Semi-detached house

Total floor area

100 square metres

## Rules on letting this property

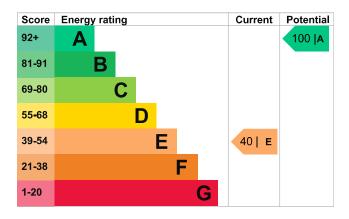
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 A.

See how to improve this property's energy 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, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 615 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

Storage heater or dual immersion, and single electric meter

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

## **Environmental impact of this property**

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces	10.0 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 8.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## 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 (40) to A (100).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£581
2. Floor insulation (suspended floor)	£800 - £1,200	£68
3. Floor insulation (solid floor)	£4,000 - £6,000	£46
4. Draught proofing	£80 - £120	£21
5. Low energy lighting	£10	£15
6. Solar water heating	£4,000 - £6,000	£154
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£164
8. Solar photovoltaic panels	£5,000 - £8,000	£320
9. Wind turbine	£15,000 - £25,000	£652

### 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

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2010
Potential saving	£1048

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> <u>recommended step in order</u>.

Find ways to save energy in your home.

### 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	17269 kWh per year
Water heating	2238 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Solid wall insulation** 6403 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 Nigel Ainsworth Telephone 01513560809

Email <u>n.ainsworth1@ntlworld.com</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO010779
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

### **Assessment details**

Assessor's declaration No related party
Date of assessment 19 February 2019
Date of certificate 20 February 2019

Type of assessment RdSAP