Energy performance certificate (EPC)

53 Stourbridge Road Hagley STOURBRIDGE DY9 0QS	Energy rating **C**	Valid until:	**3 January 2034**
		Certificate number:	**9390-2890-1320-2427-2325**

roperty type	Mid-terrace house
otal floor area	54 square metres

Rules on letting this property

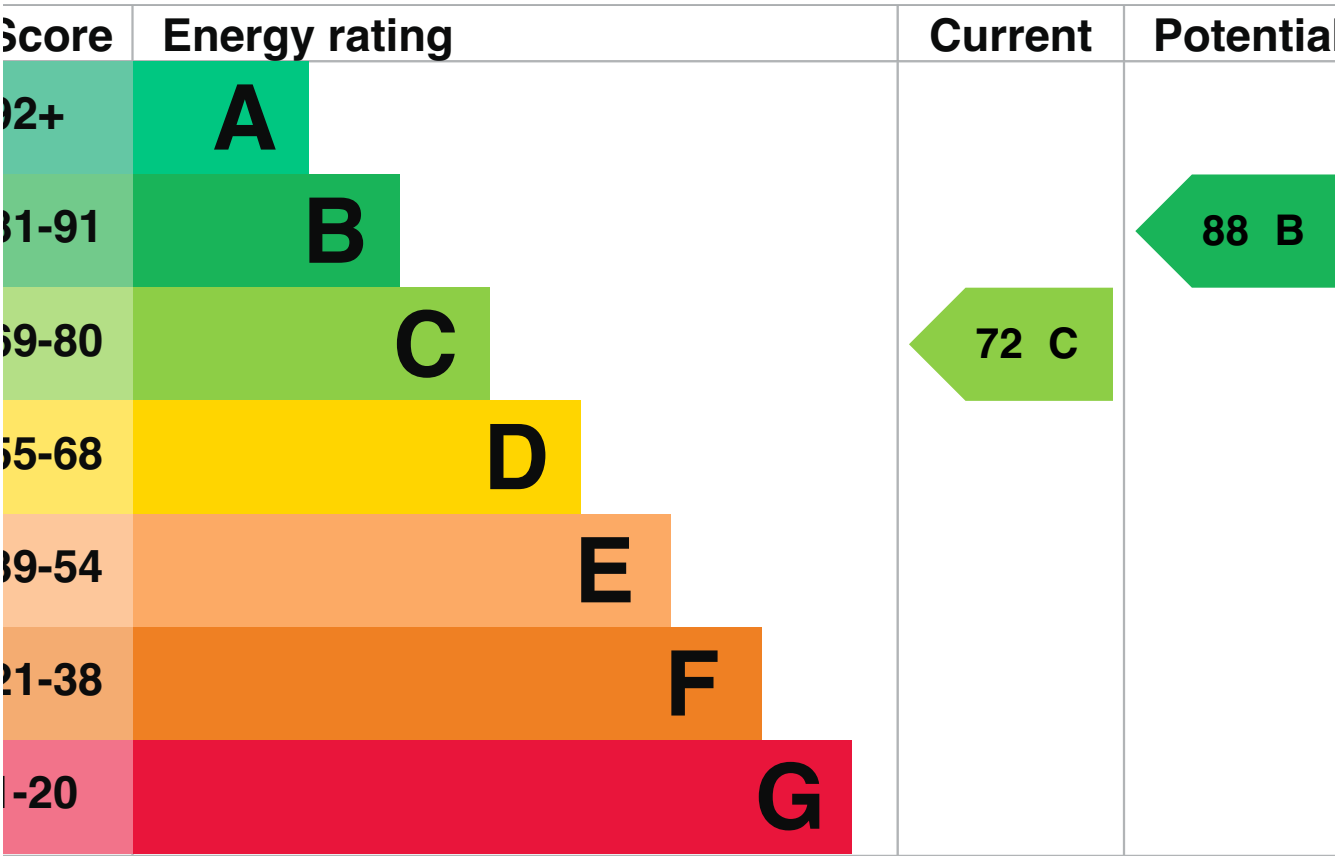
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

is property's energy rating is C. It has the potential to be B.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the ver your energy bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are no sed on how well features work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor coul
t inspect.

ature	Description	Rating
all	Solid brick, with internal insulation	Good
oof	Pitched, 200 mm loft insulation	Good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, TRVs and bypass	Average
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£1,110 per year on heating, hot water and lighting** in this
operty. These costs usually make up the majority of your energy bills.

u could **save £127 per year** if you complete the suggested steps for improving this property's energy
ing.

is is **based on average costs in 2024** when this EPC was created. People living at the property may
e different amounts of energy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 5,220 kWh per year for heating
- 1,868 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is C. It has the potential to be B.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each ar.

arbon emissions

n average household roduces	6 tonnes of CO
his property produces	2.0 tonnes of CO
his property's potential roduction	0.8 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to otect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the operty may use different amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Floor insulation (suspended floor)

ypical installation cost	£800 - £1,20
ypical yearly saving	£5
otential rating after completing tep 1	74 C

tep 2: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£6
otential rating after completing teps 1 and 2	75 C

tep 3: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£63
otential rating after completing teps 1 to 3	88 B

dvice on making energy saving improvements

et detailed recommendations and cost estimates

elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Vho to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assess o created it.

ssessor's name	Andrew Slater
elephone	07811 547468
mail	andy.homeserve@btinternet.com

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation heme.

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/001754
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	20 December 2023
ate of certificate	4 January 2024
/pe of assessment	▶ RdSAP

)ther certificates for this property

/ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9a 5pm).

ertificate number	8910-6522-7870-6250-7992 (/energy certificate/8910-6522-7870-6250-7992)
xpired on	11 February 2020

OGL
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