Energy performance certificate (EPC)

21 Westfields Catshill BROMSGROVE B61 9HJ	Energy rating **D**	Valid until:	**17 March 2036**
		Certificate number:	**9285-3060-1207-9266-2200**

roperty type	Detached house
otal floor area	134 square metres

Rules on letting this property

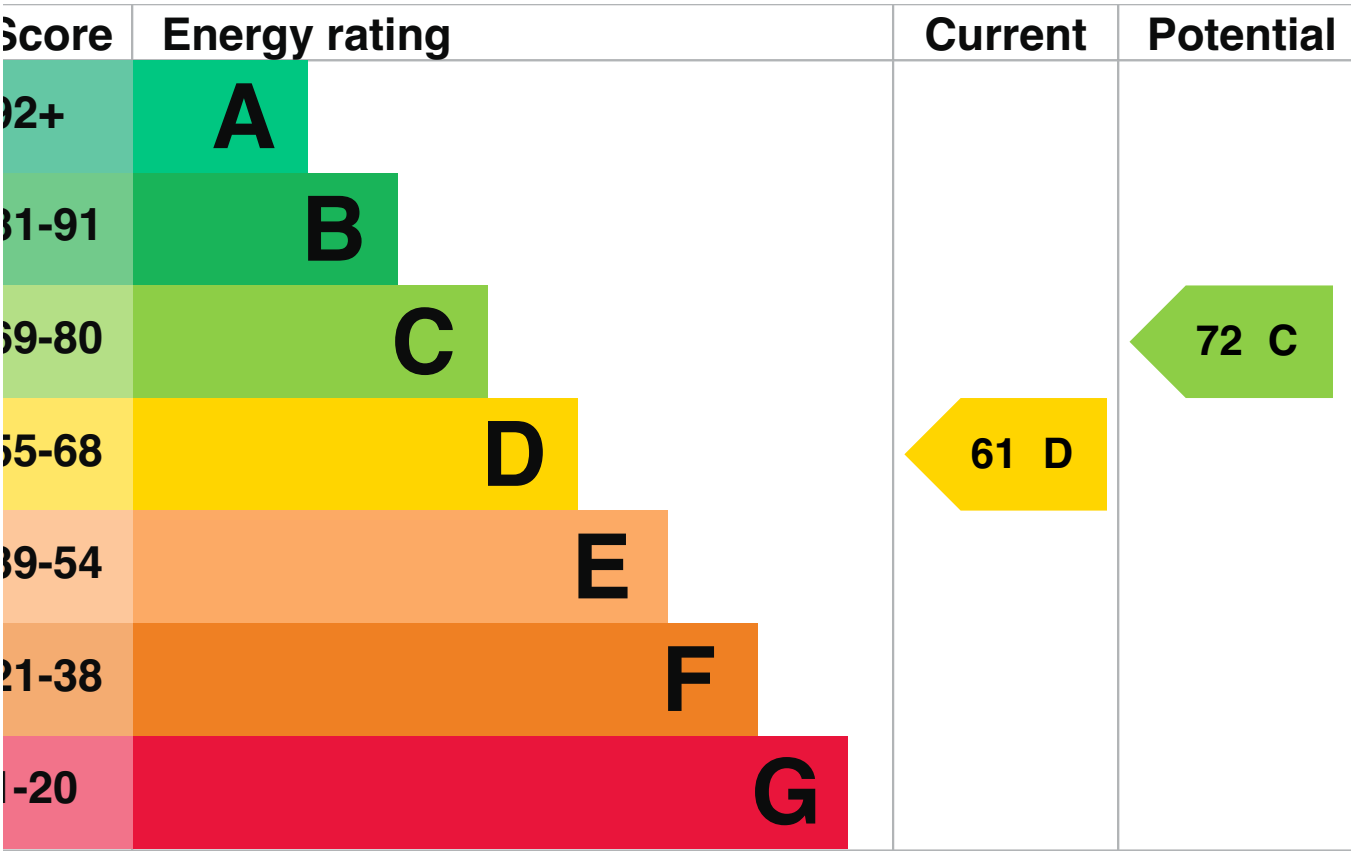
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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 lowe ur 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 not 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 could t inspect.

ature	Description	Rating

all	Cavity wall, as built, no insulation (assumed)	Poor
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, insulated (assumed)	Average
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Good lighting efficiency	Good
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended

mart meters

is property had **smart meters for gas and electricity** when it was assessed.

mart meters help you understand your energy use and how you could save money. They may help you cess better energy deals.

nd out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

low this affects your energy bills

average household would need to spend **£2,136 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 £415 per year** if you complete the suggested steps for improving this property's energy ing.

is is **based on average costs in 2026** when this EPC was created. People living at the property may us ferent amounts of energy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 22,167 kWh per year for heating
- 2,626 kWh per year for hot water

mpact on the environment

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

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

arbon emissions

n average household produces	6 tonnes of CC
his property produces	5.9 tonnes of CC
his property's potential roduction	4.5 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to prote e 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: Cavity wall insulation

ypical installation cost	£900 - £1,50
ypical yearly saving	£41
otential rating after completing ep 1	68 D

tep 2: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£8,000 - £10,00
ypical yearly saving	£24
otential rating after completing eps 1 and 2	72 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

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	John Lambert
Telephone	07792 985160
Email	matrixenergy@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012834
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 March 2026
Date of certificate	18 March 2026
Type of assessment	▶ RdSAP