Energy performance certificate (EPC)

5, Lickey Rock Marlbrook BROMSGROVE B60 1HF	Energy rating **E**	Valid until:	**19 May 2026**
		Certificate number:	**2208-6034-7225-4046-8924**

roperty type	Detached house
otal floor area	92 square metres

Rules on letting this property

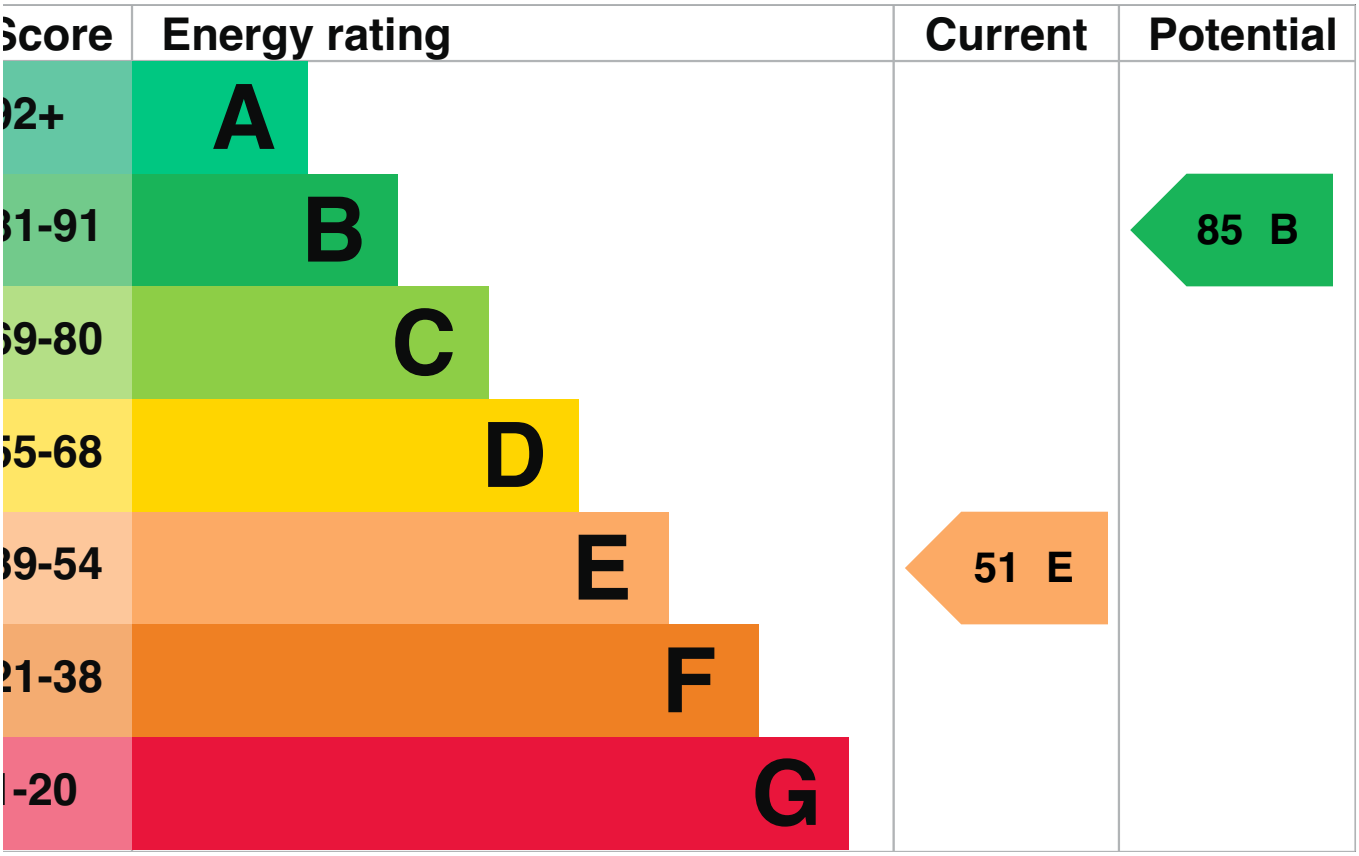
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

is property's energy rating is E. 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 lower your ergy 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 based o w 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 not spect.

ature	Description	Rating

ıll	Solid brick, as built, no insulation (assumed)	Very poor
›of	Pitched, 200 mm loft insulation	Good
›of	Flat, no insulation (assumed)	Very poor
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
ıt water	From main system	Good
ghting	Low energy lighting in 25% of fixed outlets	Average
›or	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, mains gas	N/A

rimary energy use

e primary energy use for this property per year is 378 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£1,366 per year on heating, hot water and lighting** in this property. ese costs usually make up the majority of your energy bills.

u could **save £704 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2016** when this EPC was created. People living at the property may use differe ıounts of energy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 19,312 kWh per year for heating
- 1,997 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is E. 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 year.

arbon emissions

n average household produces	6 tonnes of CO
his property produces	6.2 tonnes of CO
his property's potential roduction	1.8 tonnes of CO

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

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

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,50
Typical yearly saving	£6
Potential rating after completing step 1	53 E

Step 2: Internal wall insulation

Typical installation cost	£4,000 - £14,00
Typical yearly saving	£49
Potential rating after completing steps 1 and 2	70 C

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,00
Typical yearly saving	£7
Potential rating after completing steps 1 to 3	72 C

Step 4: Low energy lighting

ypical installation cost	£6
ypical yearly saving	£3
otential rating after completing teps 1 to 4	74 C

tep 5: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£3
otential rating after completing teps 1 to 5	75 C

tep 6: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£5,000 - £8,00
ypical yearly saving	£26
otential rating after completing teps 1 to 6	85 B

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:

Insulation: Great British Insulation Scheme
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	Andrew Slater
Telephone	07811 547468
Email	andy.homeserve@btinternet.com

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/001754
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 May 2016
Date of certificate	20 May 2016
Type 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, 9am to 5pm

ere are no related certificates for this property.