# **Energy performance certificate (EPC)**

22, Fothergill Way
Wem
SHREWSBURY
SY4 5NX

Energy rating
Valid until: 4 July 2024

Certificate number:

8903-7350-2529-4007-2343

Property type

Detached house

Total floor area

114 square metres

#### Rules on letting this property

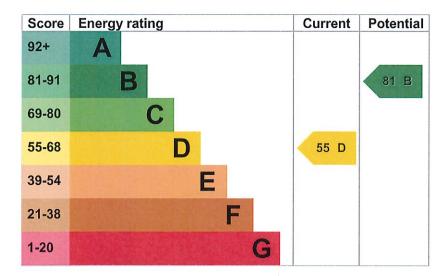
Properties can be let if they have an energy rating from A to E.

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

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

# Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature Description

Rating

Wall

Cavity wall, as built, insulated (assumed)

Good

Feature	Description	Rating
Roof	Pitched, 75 mm loft insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 268 kilowatt hours per square metre (kWh/m2).

### About primary energy use

#### How this affects your energy bills

An average household would need to spend £1,295 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy hills.

You could save £506 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2014 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

# Heating this property

Estimated energy needed in this property is:

- 14,197 kWh per year for heating
- 2,745 kWh per year for hot water

#### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

## Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.9 tonnes of CO2
This property's potential production	2.4 tonnes of CO2

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

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

# ▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm	
Typical installation cost	£100 - £350
Typical yearly saving	£53.14
Potential rating after completing step 1	57 D
Step 2: Floor insulation	
Typical installation cost	£800 - £1,200
Typical yearly saving	£96.59
Potential rating after completing steps 1 and 2	60 D
Step 3: Draught proofing	
Typical installation cost	£80 - £120
Typical yearly saving	£45.04
Potential rating after completing steps 1 to 3	62 D
Step 4: Low energy lighting	
Typical installation cost	£50
Typical yearly saving	£33.24
Potential rating after completing steps 1 to 4	63 D
Step 5: Heating controls (thermostatic radiator valves)	
Heating controls (TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£45.03
Potential rating after completing steps 1 to 5	65 D
Step 6: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£194.68
Potential rating after completing steps 1 to 6	71 C

# Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38.04
Potential rating after completing steps 1 to 7	73 C

# Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£240.70
Potential rating after completing steps 1 to 8	81 B

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home.

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	Stephen Davies	
Telephone	08001072750	
Email	greendeal@britishgas.co.uk	

# Contacting the accreditation scheme

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

Stroma Certification Ltd	
STRO018537	
0330 124 9660	
certification@stroma.com	
	STRO018537 0330 124 9660

# About this assessment

Assessor's declaration	No related party	
Date of assessment	5 July 2014	
Date of certificate	5 July 2014	
Type of assessment	► RdSAP	

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8527-7322-0020-3512-9926 (/energy-certificate/8527-7322-

0020-3512-9926)

Expired on

22 February 2023

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