# Energy performance certificate (EPC)

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|---|---|---|---|
| 10 Leasowe Green<br>Lightmoor<br>TELFORD<br>TF4 3QX | Energy rating<br>**E** | Valid until: | **30 August 2034** |
| | | Certificate number: | **2019-3041-9208-6054-4204** |

| | |
|---|---|
| **Property type** | Detached house |
| **Total floor area** | 133 square metres |

## Rules on letting this property

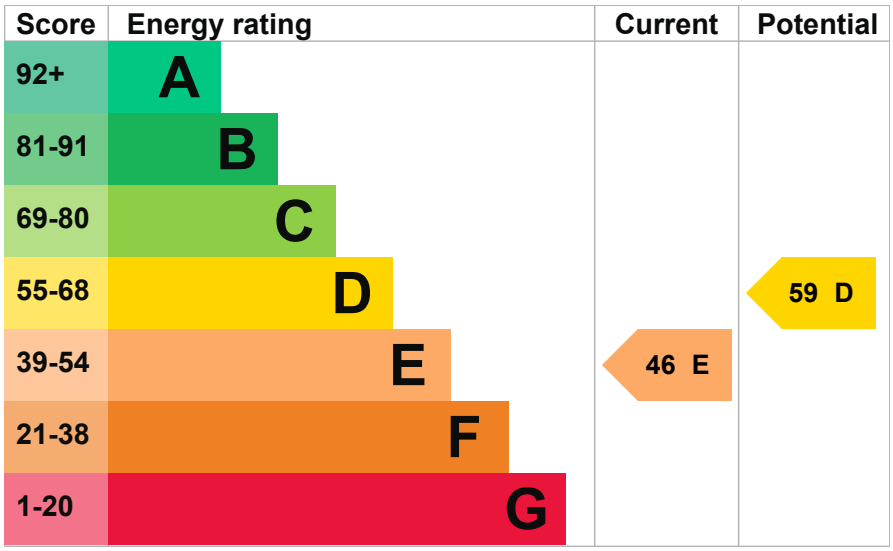
Properties can be let if they have an energy rating from A to E.

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 energy rating is E. It has the potential to be D.

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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Pitched, insulated (assumed) | Average |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, dual fuel (mineral and wood) | Poor |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | Electric immersion, standard tariff, plus solar | Poor |
| Lighting | Low energy lighting in 87% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Solar water heating

## Primary energy use

The primary energy use for this property per year is 331 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

# How this affects your energy bills

An average household would need to spend **£3,934 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £408 per year** if you complete the suggested steps for improving this property's energy rating.

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

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## Heating this property

Estimated energy needed in this property is:

- 16,977 kWh per year for heating
- 2,398 kWh per year for hot water

# Impact on the environment

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

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

## Carbon emissions

| | |
|---|---|
| **An average household produces** | 6 tonnes of CO2 |
| **This property produces** | 8.8 tonnes of CO2 |
| **This property's potential production** | 6.9 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.

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

## Step 1: Floor insulation (suspended floor)

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|---|---|
| **Typical installation cost** | £800 - £1,200 |
| **Typical yearly saving** | £276 |
| **Potential rating after completing step 1** | 50 E |

## Step 2: Floor insulation (solid floor)

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|---|---|
| **Typical installation cost** | £4,000 - £6,000 |
| **Typical yearly saving** | £132 |
| **Potential rating after completing steps 1 and 2** | 52 E |

## Step 3: Solar photovoltaic panels, 2.5 kWp

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|---|---|
| **Typical installation cost** | £3,500 - £5,500 |
| **Typical yearly saving** | £508 |
| **Potential rating after completing steps 1 to 3** | 59 D |

## 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.

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|---|---|
| **Assessor's name** | Tim Gough |
| **Telephone** | 07778 758568 |
| **Email** | timgoughpps@gmail.com |

## Contacting the accreditation scheme

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

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|---|---|
| **Accreditation scheme** | Elmhurst Energy Systems Ltd |
| **Assessor's ID** | EES/001254 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 29 August 2024 |
| **Date of certificate** | 31 August 2024 |
| **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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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