Energy performance certi	ficate (EPC	;)	
7 Longmeadow End CRAVEN ARMS SY7 8ED	Energy rating	Valid until:	19 April 2033
	- F	Certificate number:	1000-6787-1322-5299-0473
Property type		Detached house	
Total floor area		173 square metres	

Rules on letting this property

You may not be able to let this property

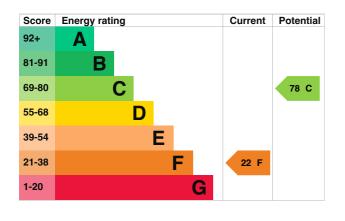
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 93% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £3,140 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 £1,626 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 33,760 kWh per year for heating
- 2,893 kWh per year for hot water

Impact on the environment

Impact on the environment		This property produces	11.0 tonnes of CO2
This property's current environmental imp It has the potential to be B.	pact rating is E.	This property's potential production	2.3 tonnes of CO2
Properties get a rating from A (best) to G much carbon dioxide (CO2) they produce CO2 harms the environment.		You could improve this propert making the suggested change the environment.	
Carbon emissions		These ratings are based on as occupancy and energy use. Pe property may use different amo	eople living at the
An average household 6 produces	tonnes of CO2	p	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£676
2. Internal or external wall insulation	£4,000 - £14,000	£646
3. Floor insulation (solid floor)	£4,000 - £6,000	£144
4. Heating controls (room thermostat)	£350 - £450	£80
5. Solar water heating	£4,000 - £6,000	£80
6. Solar photovoltaic panels	£3,500 - £5,500	£366
7. Wind turbine	£15,000 - £25,000	£730

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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 Jones
Telephone	07980 907437
Email	jpjones305@gmail.com

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0033403	
Telephone	0330 124 9660	
Email	certification@stroma.com	
A have the ansatz and the		
	No related party	
Assessor's declaration	No related party 18 April 2023	
About this assessment Assessor's declaration Date of assessment Date of certificate		