

Energy performance certificate (EPC)

Drumkeen
Salt Way
New End,
Astwood
Bank
REDDITCH
B96 6NE

Energy
rating

D

Valid **25**
until: **October**
2026

Certificate
number **2648-
9936-
7260-
4386-
0934**

Property type **Detached bungalow**

Total floor area **135 square metres**

Rules on letting this property

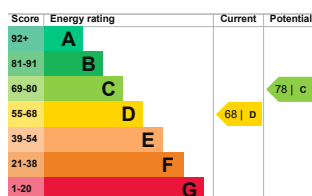
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and

potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A

Feature	Description	Rating
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m²).

Environment: impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average 6 tonnes

household produces C

This property tonne produces CC

This property's tonne potential production C

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about

average occupancy and energy use. They may not reflect how

energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£57
2. Low energy lighting	£65	£49
3. Solar photovoltaic panels	£5,000 - £8,000	£273

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

[\(<https://www.gov.uk/improve-energy-efficiency>\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated £1124
yearly
energy
cost for
this
property

Potential £106
saving

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the

people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.gov.uk>)

Heating use in this property

Heating a property usually makes up the

majority of
energy costs.

Estimated energy used to heat this property

Space heating	16374 kWh per year
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Water heating	1966 kWh per year
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Potential energy
savings by
installing
insulation

Type of insulation	Amount of energy saved
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Loft insulation	2757 kWh per year
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You might be
able to
receive

[Renewable
Heat
Incentive
payments](https://www.gov.uk/renewable-heat-incentive)
(<https://www.gov.uk/renewable-heat-incentive>). This

will help to
reduce
carbon
emissions by
replacing
your existing
heating
system with
one that
generates
renewable
heat. The
estimated
energy
required for
space and
water heating
will form the
basis of the
payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Jones
Telephone	07941 475779
Email	youcompli@mail.co.uk

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER009422

Telephone	01455 883 250
Email	enquiries@elmhurst.co.uk

Assessment details

Assessor's declaration	No related party
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Date of assessment	24 October 2016
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Date of certificate	26 October 2016
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Type of assessment	RdSAP RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.
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This type of assessment can be carried out on properties built before 1 April 2008 in England and

Wales, and
