English Cymraeg

# **Energy performance certificate (EPC)**

Flat 9 Tudor House Bridge Street WALSALL WS1 1EW	Energy rating C	Valid until: Certificate	10 October 2029 9998-3977-6200-4961-5920
Property type	ľ	number: Mid-floor flat	
Total floor area	2	17 square met	res

### Rules on letting this property

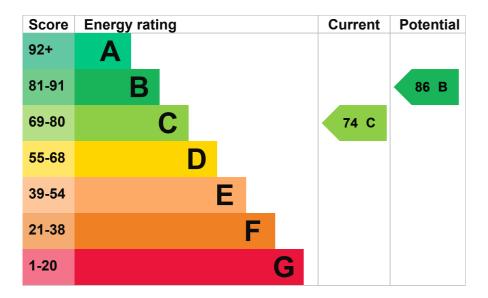
Properties can be let if they have an energy rating from A to E.

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 C. 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

https://find-energy-certificate.service.gov.uk/energy-certificate/9998-3977-6200-4961-5920

#### 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)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 336 kilowatt hours per square metre (kWh/m2).

About primary energy use

### How this affects your energy bills

An average household would need to spend £541 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 £256 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 3,261 kWh per year for heating
- 1,643 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is D. 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.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	2.7 tonnes of CO2
This property's potential production	1.4 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.

### Steps you could take to save energy

Do I need to follow these steps in order?

#### Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£94
Potential rating after completing step 1	78 C

#### Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£11
Potential rating after completing steps 1 and 2	79 C

#### Step 3: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£46
Potential rating after completing steps 1 to 3	81 B

#### Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£104
Potential rating after completing steps 1 to 4	86 B

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

### Who to contact about this certificate

#### Contacting the assessor

09/02/2025, 20:55

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If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	lan Barnhurst
Telephone	07836 796149
Email	ian@compliancewestmidlands.co.uk

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205767
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	11 October 2019
Date of certificate	11 October 2019
Type of assessment	► <u>RdSAP</u>

## 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>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

	0342-1869-6740-0598-5755 (/energy-certificate/0342-1869- 6740-0598-5755)
Expired on	11 April 2018

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