Energy performance certi	ficate (EPC	:)	
Briawood Walford Heath SHREWSBURY SY4 2HT	Energy rating	Valid until: Certificate number:	22 July 2033 2478-3006-8303-9267-0200
Property type		Detached house	
Total floor area		162 square metres	

Rules on letting this property

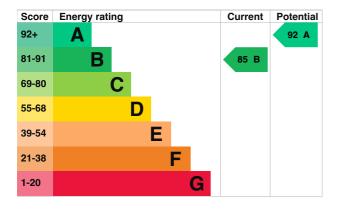
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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
Walls	Average thermal transmittance 0.22 W/m ² K	Very good
Roof	Average thermal transmittance 0.12 W/m ² K	Very good
Floor	Average thermal transmittance 0.16 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.8 m ³ /h.m ² (as tested)	Good
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

Primary energy use

The primary energy use for this property per year is 76 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,218 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 £0 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:

- 5,550 kWh per year for heating
- 1,991 kWh per year for hot water

Impact on the environ	ment	This property produces	2.0 tonnes of CO2
This property's current environ It has the potential to be A.	mental impact rating is B.	This property's potential production	1.1 tonnes of CO2
Properties get a rating from A (much carbon dioxide (CO2) the CO2 harms the environment.		You could improve this propert making the suggested changes the environment.	, , , ,
Carbon emissions		These ratings are based on as occupancy and energy use. Pe property may use different amo	ople living at the
An average household produces	6 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£658

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	Geoff Williams
Telephone	01384620924
Email	geoffwilliams@ecco2ltd.co.uk

Contacting the accreditation scheme

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

Assessor's declaration	No related party	
About this assessment		
Email	enquiries@elmhurstenergy.co.uk	
Telephone	01455 883 250	
Assessor's ID	EES/004070	
Accreditation scheme	Elmhurst Energy Systems Ltd	

Date of assessment	23 July 2023
Date of certificate	23 July 2023
Type of assessment	<u>SAP</u>