

Energy performance certificate (EPC)

Orford Lodge
Holt Fleet Road
Omersley
DROITWICH
WR9 0HG

Energy rating

E

Valid until: **4 April 2033**

Certificate number: **0742-3013-9204-2657-3204**

Property type

Detached house

Total floor area

147 square metres

Rules on letting this property

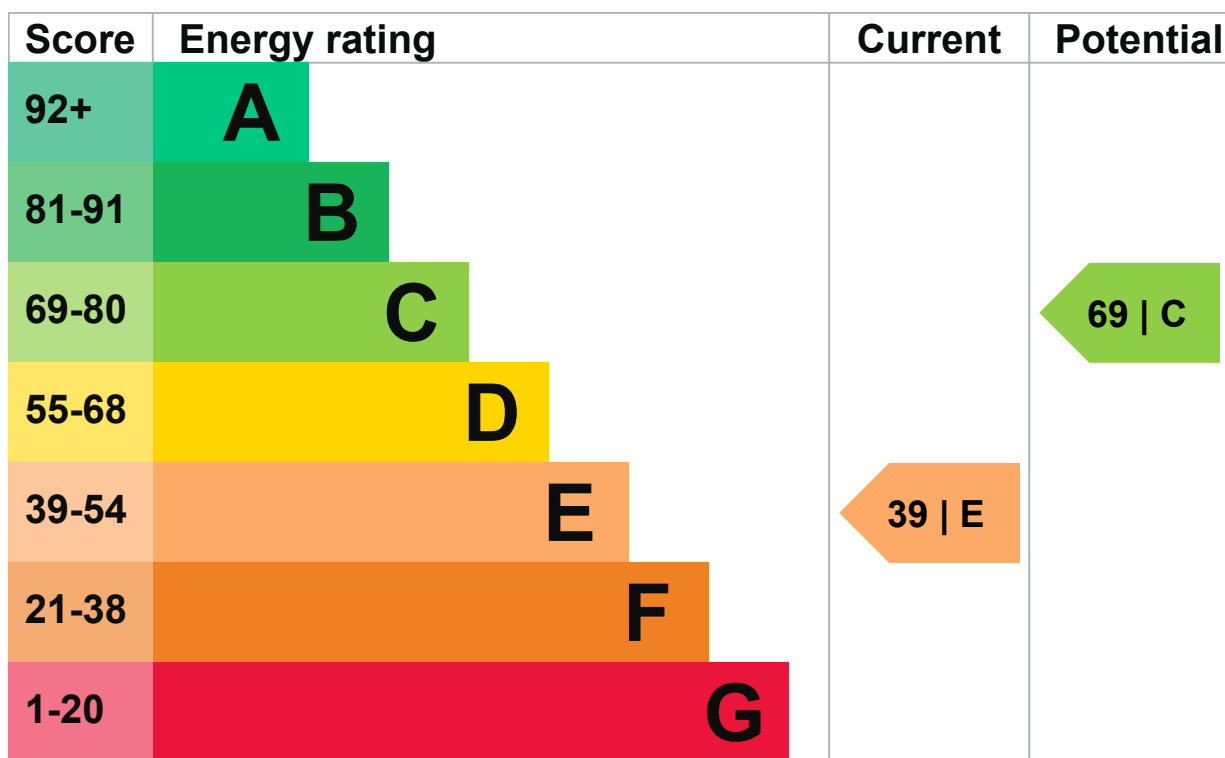
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. 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 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

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 | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Solid brick, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |

| Feature | Description | Rating |
|----------------------|--|-----------|
| Roof | Pitched, 50 mm loft insulation | Poor |
| Roof | Pitched, insulated at rafters | Good |
| Window | Partial double glazing | Poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (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 266 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

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

An average household produces

6 tonnes of CO₂

This property produces

10.0 tonnes of CO₂

This property's potential production

5.2 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Improve this property's energy rating

► [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

£308

Potential rating after completing step 1

44 | E

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£108

Potential rating after completing steps 1 and 2

46 | E

Step 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£141

Potential rating after completing steps 1 to 3

Step 4: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£493

Potential rating after completing steps 1 to 4

58 | D

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£92

Potential rating after completing steps 1 to 5

60 | D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£103

Potential rating after completing steps 1 to 6

62 | D

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£657

Potential rating after completing steps 1 to 7

69 | C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£3329

Potential saving if you complete every step in order

£1246

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating | 20730 kWh per year |
| Water heating | 5345 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|-----------------------|------------------------|
| Loft insulation | 4701 kWh per year |
| Solid wall insulation | 3017 kWh per year |

Saving energy in this property

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

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

Abigail White

Telephone

01189770690

Email

epc@nichecom.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/026456

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

4 April 2023

Date of certificate

5 April 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[2300-7382-0522-8109-3223 \(/energy-certificate/2300-7382-0522-8109-3223\)](#)

Valid until

8 February 2032

