Energy performance certificate (EPC)

The Granny Flat
46 Rednal Road
Kings Norton
BIRMINGHAM
B38 8DR

Energy rating
Valid until: 7 January 2029

Certificate number: 2108-5960-6282-4698-0934

Property type Semi-detached bungalow

Total floor area 33 square metres

Rules on letting this property

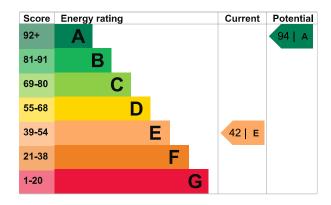
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

<u>See how to improve this property's energy performance.</u>



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 903 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	1.2 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.9 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	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.	
This property produces	5.1 tonnes of CO2		

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 E (42) to A (94).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£106
2. Internal or external wall insulation	£4,000 - £14,000	£209
3. Floor insulation (solid floor)	£4,000 - £6,000	£94
4. High heat retention storage heaters	£800 - £1,200	£104
5. Solar water heating	£4,000 - £6,000	£98
6. High performance external doors	£1,000	£25
7. Solar photovoltaic panels	£5,000 - £8,000	£309

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1056
Potential saving	£636

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 <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.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	8761 kWh per yea	
Water heating	897 kWh per year	

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1098 kWh per year
Solid wall insulation	2160 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-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 Patrick Cooney
Telephone 0121 444 0499
Email p.cooney@sky.com

Accreditation scheme contact details

Accreditation scheme

Assessor ID

Telephone

Stroma Certification Ltd

STRO000792

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
20 December 2018
8 January 2019
RdSAP