Energy performance certificate (EPC)

Flat 11 Beech Court 130 Middleton Hall Road BIRMINGHAM B30 1DH Energy rating

Valid until: 26 September 2031

Certificate number: 2570-3009-4201-0829-9200

Property type Top-floor flat

Total floor area 58 square metres

Rules on letting this property

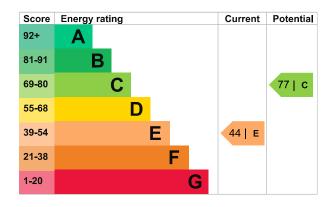
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Average
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric underfloor heating	Average
Main heating control	Room thermostat only	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 645 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is F. 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 household produces

6 tonnes of CO2

This property produces	6.4 tonnes of CO2	
This property's potential production	1.7 tonnes of CO2	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.7 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 E (44) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£429
2. Internal or external wall insulation	£4,000 - £14,000	£62
3. Increase hot water cylinder insulation	£15 - £30	£48
4. Gas condensing boiler	£3,000 - £7,000	£426

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

Potential saving £964

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 property's energy performance</u>.

For advice on how to reduce your energy bills visit Simple Energy Advice

(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	10112 kWh per year		
Water heating	2146 kWh per year		

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 668 kWh per year

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

Telephone

Susan Mills
0121 445 7469

Email

sue@oulsnam.net

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/005781 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Date of assessment

Date of certificate

Assessor's declaration Employed by the professional dealing with the

property transaction 23 September 2021 27 September 2021

Type of assessment RdSAP