Energy performance certificate (EPC)			
77 Fairlie Crescent BIRMINGHAM B38 8DX	Energy rating	Valid until: 13 March 2033	
Die eda	E	Certificate number: 2111-6335-0523-7175-2191	
Property type	Semi-detached house		
Total floor area		95 square metres	

Rules on letting this property

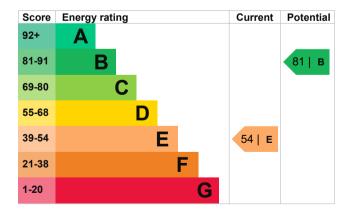
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>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 B.

<u>See how to improve this property's energy</u> 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	Cavity wall, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is E. 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2	
This property produces	5.6 tonnes of CO2	

2.2 tonnes of CO2

This property's potential

production

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

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£94
2. Floor insulation (suspended floor)	£800 - £1,200	£216
3. Increase hot water cylinder insulation	£15 - £30	£57
4. Hot water cylinder thermostat	£200 - £400	£193
5. Condensing boiler	£2,200 - £3,000	£469
6. Solar water heating	£4,000 - £6,000	£99
7. Solar photovoltaic panels	£3,500 - £5,500	£636

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.

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Based on average energy costs v was created:	when this EPC	Estimated ene property	ergy used to heat this
E dimente de constante a comp	00054	Type of heating	Estimated energy used
Estimated yearly energy cost for this property	£2851	Space heating	10365 kWh per year
Potential saving if you £ complete every step in order	£1129	Water heating	3864 kWh per year
		Potential ener insulation	gy savings by installing
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		Type of insulation	Amount of energy saved
		Loft insulation	524 kWh per year
		Saving energy	in this property

Heating use in this property

property.

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Timothy McMahon
Telephone	07799118469
Email	hippotim@gmail.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK

ECMK300978 0333 123 1418 info@ecmk.co.uk

No related party 14 March 2023 14 March 2023 RdSAP