# **Energy performance certificate (EPC)**

1519 Pershore Road Birminham B30 2JH Energy rating

Valid until: 31 January 2031

Certificate number: 2117-3045-1174-1589-6113

Property type Mid-terrace house

Total floor area 81 square metres

### Rules on letting this property

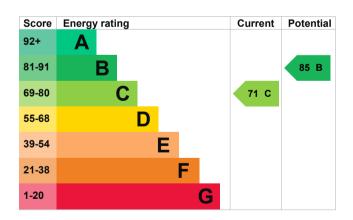
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

## **Energy rating and score**

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

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



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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Dwelling may have narrow cavities

### How this affects your energy bills

An average household would need to spend £679 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 £94 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 9,238 kWh per year for heating
- 2,130 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 848 kWh per year from loft insulation
- 281 kWh per year from cavity wall insulation
- 1,656 kWh per year from solid wall insulation

#### More ways to save energy

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

Environmental impa property	act of this	This property produces	3.0 tonnes of CO2	
This property's current envirating is D. It has the poten	•	This property's potential production	1.6 tonnes of CO2	
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about		
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£68
2. Solar water heating	£4,000 - £6,000	£26
3. Solar photovoltaic panels	£3,500 - £5,500	£325

#### 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.

#### 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 Timothy McMahon Telephone 07799118469

Email <u>hippotim@gmail.com</u>

#### Contacting the accreditation scheme

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

Accreditation scheme ECMK

 Assessor's ID
 ECMK300978

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### About this assessment

Assessor's declaration No related party
Date of assessment 1 February 2021
Date of certificate 1 February 2021

Type of assessment RdSAP