Energy performance certificate (EPC)			
22 ELM TREE ROAD BOURNVILLE BIRMINGHAM B30 2BN	Energy rating	Valid until: 12 October 2030 Certificate number: 2150-2437-7000-2020-8771	
Property type		Mid-terrace house	
Total floor area		68 square metres	

Rules on letting this property

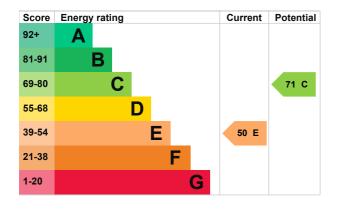
Properties can be let if they have an energy rating from A to E.

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 rating and score

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> <u>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
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 415 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 **£1,063 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 £194 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,165 kWh per year for heating
- 1,863 kWh per year for hot water

Impact on the environment		This property produces	5.0 tonnes of CO2
This property's current env rating is E. It has the poter	•	This property's potential production	3.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		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 of about average occupancy People living at the prope	and energy use.
An average household produces	6 tonnes of CO2	amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£87
2. Floor insulation (suspended floor)	£800 - £1,200	£25
3. Low energy lighting	£30	£21
4. Heating controls (TRVs)	£350 - £450	£34
5. Solar water heating	£4,000 - £6,000	£26

Step	Typical installation cost	Typical yearly saving	
6. Solar photovoltaic panels	£3,500 - £5,500	£321	

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.

More ways to save energy

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

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	hippotim@gmail.com

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	13 October 2020	
Date of certificate	13 October 2020	
Type of assessment	<u>RdSAP</u>	