Energy performance certificate (EPC)		
FLAT 72 BEECHES COURT 1 ASHILL ROAD BIRMINGHAM B45 9YB	Energy rating	Valid until: 29 November 2030 Certificate number: 2865-3901-3209-2820-8200
Property type		Top-floor flat
Total floor area		59 square metres

# Rules on letting this property

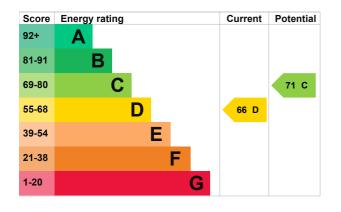
Properties can be let if they have an energy rating from A to E.

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 D. 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	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£887 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 £141 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:

- 4,838 kWh per year for heating
- 1,713 kWh per year for hot water

•		This property produces	0.0 1011103 01 002
This property's current en rating is D. It has the pote		This property's potential production	3.0 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 pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions	6 tonnes of CO2	These ratings are based about average occupancy People living at the prope amounts of energy.	/ and energy use.

This property produces

3.6 tonnes of CO2

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£91
2. Heat recovery system for mixer showers	£585 - £725	£49

### 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 www.gov.uk/improve-energy-efficiency.

## 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	Susan Mills
Telephone	0121 445 7469
Email	sue@oulsnam.net

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005781
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Data of account	
Date of assessment	26 November 2020
Date of certificate	30 November 2020
Type of assessment	RdSAP