Energy performance certificate (EPC)			
70 THURLESTONE ROAD BIRMINGHAM	Energy rating	Valid until:	17 March 2031
B31 4NA		Certificate number:	0130-2558-9070-2099-9791
Property type Semi-detached house			
Total floor area	64 square metres		

## Rules on letting this property

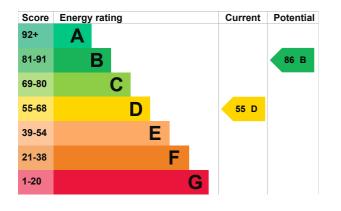
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	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, no cylinder thermostat	Average
Lighting	Low energy lighting in 62% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 366 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£968 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 £448 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 energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 9,007 kWh per year for heating
- 3,337 kWh per year for hot water

Impact on the envir	ronment	This property produces	4.1 tonnes of CO2
This property's environmer E. It has the potential to be	1 0	This property's potential production	1.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 or about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the prope amounts of energy.	rty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£146
2. Floor insulation (suspended floor)	£800 - £1,200	£56
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£10
4. Low energy lighting	£25	£18
5. Hot water cylinder thermostat	£200 - £400	£43

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£139
7. Solar water heating	£4,000 - £6,000	£35
8. Solar photovoltaic panels	£3,500 - £5,500	£326

### 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	Mark Hughes	
Telephone	07907772740	
Email	markhughesepc@hotmail.com	

#### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034811
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party	
Date of assessment	18 March 2021	
Date of certificate	18 March 2021	
Type of assessment	RdSAP	