

Energy performance certificate (EPC)

1, Rear Cottages
Withybed Green, Alvechurch
BIRMINGHAM
B48 7PP

Energy rating

F

Valid until:

13 December 2025

Certificate number:

9244-2814-7828-9395-9025

Property type

end-terrace house

Total floor area

62 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Average
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, 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 550 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,436 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 £913 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 10,937 kWh per year for heating
- 1,818 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

An average household produces	6 tonnes of CO ₂
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This property produces	6.0 tonnes of CO ₂
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This property's potential production	-0.7 tonnes of CO ₂
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Carbon emissions

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about 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	£393
2. Floor insulation (solid floor)	£4,000 - £6,000	£55
3. Low energy lighting	£15	£14
4. Condensing boiler	£3,000 - £7,000	£410
5. Solar water heating	£4,000 - £6,000	£41
6. Solar photovoltaic panels	£5,000 - £8,000	£262
7. Wind turbine	£15,000 - £25,000	£538

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Janine Parkes
Telephone	07792 839 584
Email	eposservices@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	Stroma Certification Ltd
Assessor's ID	STRO005533
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	14 December 2015
Date of certificate	14 December 2015
Type of assessment	RdSAP
