# **Energy performance certificate (EPC)**

237, Birmingham Road REDDITCH B97 6EH	Energy rating	Valid until:	3 August 2026
		Certificate number:	8416-7728-3260-1954-1906

Property type Semi-detached house

Total floor area 101 square metres

## Rules on letting this property

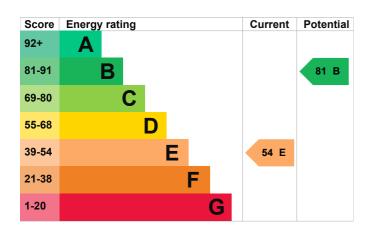
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's energy rating is E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 325 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,314 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 £541 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 17,139 kWh per year for heating
- 2,241 kWh per year for hot water

This property's environmental impact rating is E. It has the potential to be B.

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

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property 5.3 tonnes of CO2 produces

This property's 2.0 tonnes of CO2 potential production

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.

## Steps you could take to save energy

Typical installation cost	Typical yearly saving
£4,000 - £14,000	£315
£800 - £1,200	£44
£4,000 - £6,000	£36
£35	£33
£350 - £450	£35
£4,000 - £6,000	£39
	£4,000 - £14,000 £800 - £1,200 £4,000 - £6,000 £35

Step	Typical installation cost	Typical yearly saving
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£39
8. Solar photovoltaic panels	£5,000 - £8,000	£271

## 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### 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	Symon Moore
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk

## 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	ECMK300110	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	4 August 2016
Date of certificate	4 August 2016
Type of assessment	RdSAP