# **Energy performance certificate (EPC)**

Flat 7, Birches House 245, Birchfield Road REDDITCH	Energy rating	Valid until:	27 June 2029
B97 4LR	C	Certificate number:	0742-2828-6766-9021-6515

Property type	Top-floor flat
Total floor area	60 square metres

### Rules on letting this property

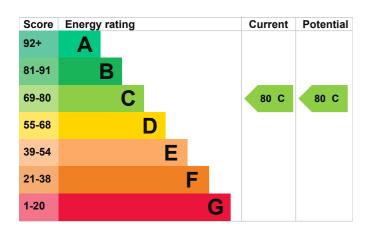
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
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	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 125 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £362 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 2,372 kWh per year for heating
- 2,170 kWh per year for hot water

Impact on the	environment	This property produces	1.3 tonnes of CO2
This property's envir is B. It has the poten	onmental impact rating tial to be B.	This property's potential production	1.3 tonnes of CO2
	ng from A (best) to G n carbon dioxide (CO2) ear.	You could improve this emissions by making the changes. This will help environment.	he suggested
Carbon emission	s	environment.	
An average	6 tonnes of CO2	These ratings are base	•

about average occupancy and energy use.

People living at the property may use

different amounts of energy.

# Steps you could take to save energy

household produces

The assessor did not make any recommendations for this property.

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgradescheme)

#### 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	Thomas Munro
Telephone	07983621509
Email	thomasmunro@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020166
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
	No related party 28 June 2019
Assessor's declaration	· · ·