Energy performance certificate (EPC)					
91 BARNT GREEN ROAD COFTON HACKETT B45 8PH	Energy rating	Valid until: 3 November 2030 Certificate number: 9150-2954-7190-2000-3251			
Property type	Semi-detached house				
Total floor area	177 square metres				

Rules on letting this property

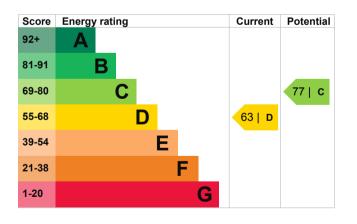
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 45% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 235 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	7.6 tonnes of CO2	

This property's potential 5.1 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (63) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£195
2. Internal or external wall insulation	£4,000 - £14,000	£94
3. Low energy lighting	£155	£51
4. Solar photovoltaic panels	£3,500 - £5,500	£323

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency.)

Estimated energy use and potential savings		Estimated energy used to heat this property	
potential savings		Space heating	23054 kWh per year
Estimated yearly energy cost for this property	£1620		
		Water heating	2055 kWh per year
Potential saving £340 The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based		Potential energy savings by installing insulation	
		Insulation	
		Type of insulation	Amount of energy saved
on how energy is used by the peoproperty.	ople living at the	Loft insulation	161 kWh per year
The estimated saving is based on making all of the recommendations in how to improve this		Solid wall insulation	1641 kWh per year
		You might be able to receive Renewable Heat	

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

property's energy performance. For advice on how to reduce your energy bills

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/)</u>.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Benjamin Skinner 07949747285 benskinner3@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO023732 0330 124 9660 certification@stroma.com

No related party 4 November 2020 4 November 2020 RdSAP