Energy performance certificate (EPC)			
Apartment 4	Energy rating	Valid until:	4 October 2029
1, Woodbrooke Grove Northfield BIRMINGHAM B31 2FP		Certificate number:	0658-5904-7270-4621- 9944
Property type	Ν	/lid-floor flat	
Total floor area	7	4 square metres	

# Rules on letting this property

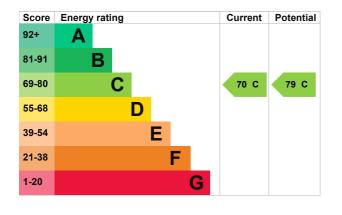
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance</u>).

## **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
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	To external air, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 243 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£799 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 £207 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:

- 3,459 kWh per year for heating
- 2,070 kWh per year for hot water

Impact on the environment	This property produces	3.1 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be D.	This property's potential production	3.1 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 pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions	These ratings are based of about average occupancy	/ and energy use.
An average household 6 tonnes of CO2 produces	People living at the property may use diffe amounts of energy.	rty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£207

### 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	David Jones
Telephone	07941 475779
Email	djmjones@mail.com

### 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/019640
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 October 2019
Date of certificate	5 October 2019
Type of assessment	RdSAP