Energy performance certificate (EPC)

Aysgarth
The Holloway
Alvechurch
BIRMINGHAM
B48 7QA

Energy rating
Valid until: 20 March 2026

Certificate 0142-2838-7378-9496-5491
number:

Detached house

Property type	Detached house
Total floor area	183 square metres

Rules on letting this property



You may not be able to let this property

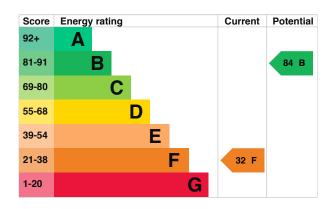
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

Energy rating and score

This property's energy rating is F. 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 19% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no 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 462 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £3,230 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 £1,704 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:

- 32,876 kWh per year for heating
- 5,364 kWh per year for hot water

Impact on the environment

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

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 produces	15.0 tonnes of CO2
This property's potential production	4.2 tonnes of CO2

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. Cavity wall insulation	£500 - £1,500	£404
2. Internal or external wall insulation	£4,000 - £14,000	£173

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (suspended floor)	£800 - £1,200	£89
4. Draught proofing	£80 - £120	£86
5. Low energy lighting	£105	£55
6. Condensing boiler	£2,200 - £3,000	£667
7. Solar water heating	£4,000 - £6,000	£90
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£141
9. Solar photovoltaic panels	£5,000 - £8,000	£267
10. Wind turbine	£15,000 - £25,000	£548

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	Matthew Quirke
Telephone	01789 763620
Email	mr.quirke@btinternet.com

Contacting the accreditation schemeIf you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	NHER
Assessor's ID	NHER001195
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	18 March 2016
Date of certificate	21 March 2016
Type of assessment	RdSAP