Energy performance certificate (EPC)				
182 Kendal Rise Road Rednal	Energy rating	Valid until:	7 June 2032	
BIRMINGHAM B45 9PS	E	Certificate number:	2821-7131-1721-8335-1165	
Property type	Mid-terrace house			
Total floor area	100 square metres			

# Rules on letting this property

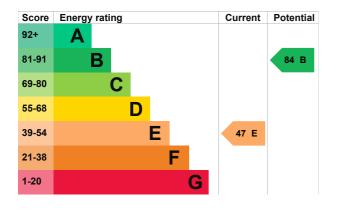
Properties can be let if they have an energy rating from A to E.

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

## **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	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 510 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,261 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 £1,591 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 14,223 kWh per year for heating
- 2,694 kWh per year for hot water

#### Impact on the environment This property produces 8.6 tonnes of CO2 This property's 2.2 tonnes of CO2 This property's environmental impact rating is potential production F. It has the potential to be B. Properties get a rating from A (best) to G You could improve this property's CO2 (worst) on how much carbon dioxide (CO2) emissions by making the suggested changes. they produce each year. This will help to protect the environment. These ratings are based on assumptions **Carbon emissions** about average occupancy and energy use. People living at the property may use different An average household 6 tonnes of CO2 amounts of energy. produces

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£199
2. Floor insulation (suspended floor)	£800 - £1,200	£173
3. Increase hot water cylinder insulation	£15 - £30	£38
4. Gas condensing boiler	£3,000 - £7,000	£1,144
5. Solar water heating	£4,000 - £6,000	£37
6. Solar photovoltaic panels	£3,500 - £5,500	£336

## 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 Eastham	
Telephone	03331231418	
Email	david.eastham@improveasy.com	

## 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	ECMK303271	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

## About this assessment

Date of assessment9 May 2022Date of certificate8 June 2022Type of assessmentRdSAP	on No related party	
	9 May 2022	
Type of assessment RdSAP	8 June 2022	
	RdSAP	