#### **Energy performance certificate (EPC)** Valid until: 22 Farren Road Energy rating 15 April 2033 **BIRMINGHAM**

**B31 5HP** 

Certificate number: 1500-8923-0022-6293-3473

Property type Detached house

Total floor area 87 square metres

# Rules on letting this property

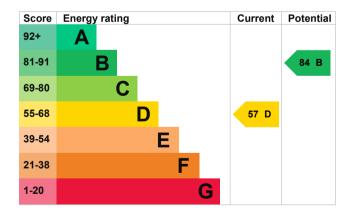
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

This property's current energy rating is D. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 336 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 £2,519 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 £1,067 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 17,182 kWh per year for heating
- 2,132 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

- 741 kWh per year from loft insulation
- 640 kWh per year from cavity wall insulation
- 5,850 kWh per year from solid wall insulation

## More ways to save energy

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

Environmental impa property	act of this	This property produces	5.2 tonnes of CO2	
This property's current envirating is E. It has the poten	•	This property's potential production	1.9 tonnes of CO2	
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about		
An average household produces	6 tonnes of CO2	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	£73
2. Internal or external wall insulation	£4,000 - £14,000	£660
3. Floor insulation (suspended floor)	£800 - £1,200	£189
4. Heating controls (room thermostat)	£350 - £450	£72
5. Solar water heating	£4,000 - £6,000	£74
6. Solar photovoltaic panels	£3,500 - £5,500	£635

## 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.

## 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 Sadam Hussain Telephone 07554077778

Email info@sd-energy.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/022296
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
12 April 2023
16 April 2023

RdSAP