# **Energy performance certificate (EPC)**

22, Merrishaw Road BIRMINGHAM B31 3SN Energy rating

Valid until: 28 November 2026

Certificate number: 9601-2878-7494-9926-9581

Property type

Semi-detached house

Total floor area

74 square metres

## Rules on letting this property

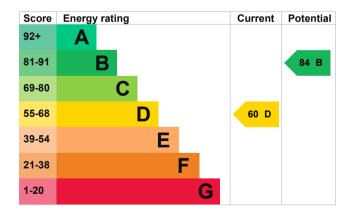
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy efficiency.</u>



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
Roof	Pitched, 270 mm loft insulation	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 11% of fixed outlets	Poor
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 311 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £931 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 £300 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 heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 11,528 kWh per year for heating
- 2,044 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 3,503 kWh per year from cavity 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 impact of this property		This property produces	4.0 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		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 or	•
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	£187

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£41
3. Low energy lighting	£40	£38
4. Solar water heating	£4,000 - £6,000	£34
5. Solar photovoltaic panels	£5,000 - £8,000	£266

#### 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 Paul Knight Telephone 07821447487

Email <u>knight845@hotmail.com</u>

#### 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
 ECMK300734

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### About this assessment

Assessor's declaration No related party
Date of assessment 28 November 2016
Date of certificate 29 November 2016

Type of assessment RdSAP