| Energy performance certificate (EPC)            |                     |                        |                              |
|---|---------------------|------------------------|------------------------------|
| 70 Sannalovs Park Poad                          | Energy rating       | Valid until:           | 24 November 2033             |
| 79 Senneleys Park Road<br>BIRMINGHAM<br>B31 1AF | D                   | Certificate<br>number: | 2402-3932-0209-0587-<br>5200 |
| Property type                                   | Semi-detached house |                        |                              |
| Total floor area                                |                     | 111 square metres      |                              |

# Rules on letting this property

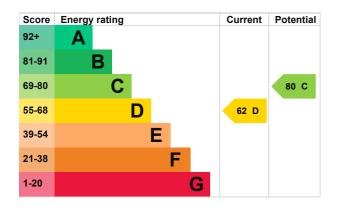
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>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, 75 mm loft insulation                 | Average   |
| Roof                 | Flat, limited insulation (assumed)             | Very poor |
| Window               | Fully double glazed                            | Good      |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer and room thermostat                 | Average   |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in 65% of fixed outlets    | Good      |
| Floor                | Solid, 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 276 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 **£2,750 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 £759 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 energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 18,567 kWh per year for heating
- 2,272 kWh per year for hot water

| Impact on the envir   | onment          | This property produces  | 5.4 tonnes of CO2     |
|---|-----------------|---|-----------------------|
| This property's environmer<br>E. It has the potential to be   |                 | This property's potential production  | 2.9 tonnes of CO2     |
| Properties get a rating from A (best) to G<br>(worst) on how much carbon dioxide (CO2)<br>they produce each year. |                 | You could improve this property's CO2<br>emissions by making the suggested changes.<br>This will help to protect the environment. |                       |
| Carbon emissions  |                 | These ratings are based on assumptions about average occupancy and energy use.  |                       |
| An average household<br>produces  | 6 tonnes of CO2 | People living at the property may use dif amounts of energy.  | rty may use different |

## Changes you could make

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation         | £500 - £1,500             | £410                  |
| 2. Floor insulation (solid floor) | £4,000 - £6,000           | £124                  |
| 3. Low energy lighting            | £40                       | £48                   |
| 4. Heating controls (TRVs)        | £350 - £450               | £97                   |
| 5. Solar water heating            | £4,000 - £6,000           | £80                   |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Solar photovoltaic panels | £3,500 - £5,500           | £633                  |

### 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 | Liam Driscoll           |
|-----------------|-------------------------|
| Telephone       | 01527 910 300           |
| Email           | accounts@apmorgan.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/030342                     |
| Telephone            | 01455 883 250                  |
| Email                | enquiries@elmhurstenergy.co.uk |

### About this assessment

| Assessor's declaration | Employed by the professional dealing with the |
|------------------------|---|
|                        | property transaction                          |
| Date of assessment     | 20 November 2023                              |
| Date of certificate    | 25 November 2023                              |
| Type of assessment     | RdSAP   |