| Energy performance certificate (EPC)   |               |  |
|--|---------------|--|
| Apartment 47 Spire Court<br>26, Manor Road<br>Edgbaston<br>BIRMINGHAM<br>B16 9ND | Energy rating | Valid until: <b>10 September 2022</b><br>Certificate number: <b>0206-2811-7780-9522-3845</b> |
| Property type  |               | Top-floor flat   |
| Total floor area   |               | 38 square metres   |

# Rules on letting this property

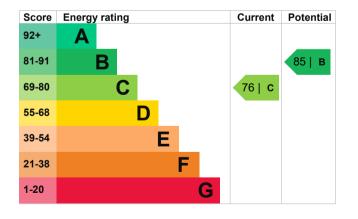
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

# Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature              | Description                                 | Rating    |
|----------------------|---|-----------|
| Wall                 | System built, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, insulated (assumed)                | Good      |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Room heaters, electric                      | Very poor |
| Main heating control | Programmer and appliance thermostats        | Good      |
| Hot water            | Electric immersion, standard tariff         | Very poor |
| Lighting             | Low energy lighting in 67% of fixed outlets | Good      |
| Floor                | (other premises below)                      | N/A       |
| Secondary heating    | None  | N/A       |

#### Primary energy use

The primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m2).

| Environmental impa<br>property                                       | act of this      | This property produces   | 1.3 tonnes of CO2     |
|--|------------------|--|-----------------------|
| This property's current envi<br>rating is C. It has the poten        | •                | This property's potential production   | 1.4 tonnes of CO2     |
| Properties are rated in a sc<br>based on how much carbor<br>produce. |                  | By making the <u>recommend</u><br>could reduce this property's<br>-0.1 tonnes per year. This w<br>environment. | s CO2 emissions by    |
| Properties with an A rating  | produce less CO2 |  |                       |
| than G rated properties.   |                  | Environmental impact rating assumptions about average  |                       |
| An average household<br>produces                                     | 6 tonnes of CO2  | energy use. They may not consumed by the people live   | reflect how energy is |

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (76) to B (85).

| Step  | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Fan assisted storage heaters and dual immersion cylinder | £600 - £800               | £117                  |

#### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

| Estimated yearly energy<br>cost for this property | £333 |
|---|------|
| Potential saving                                  | £117 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating   | 819 kWh per year      |
| Water heating   | 1483 kWh per year     |

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

| Assessor's name | Andrew Hood  |
|-----------------|--------------|
| Telephone       | 07753 749948 |
| Email           | andyhood@en  |

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Andrew Hood 07753 749948 andyhood@energycerten.co.uk

NHER NHER006511 01455 883 250 enquiries@elmhurstenergy.co.uk

Employed by the professional dealing with the property transaction 29 August 2012 11 September 2012 RdSAP