Energy performance certificate (EPC)			
138, Tenby Road BIRMINGHAM B13 9LT	Energy rating	Valid until: 16 March 2026 Certificate number: 8506-7327-4720-3396-7996	
Property type	Mid-terrace house		
Total floor area	59 square metres		

# Rules on letting this property

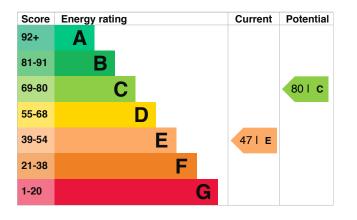
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

<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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no 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 36% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 471 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	4.9 tonnes of CO2
This property's current envir rating is E. It has the potent	•	This property's potential production	1.8 tonnes of CO2
Properties are rated in a sca based on how much carbon produce.	dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 3.1 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating p than G rated properties.	broduce less CO2	Environmental impact rating	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	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 E (47) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£230
2. Floor insulation (suspended floor)	£800 - £1,200	£32
3. Low energy lighting	£35	£22
4. Heating controls (room thermostat)	£350 - £450	£40
5. Condensing boiler	£2,200 - £3,000	£71
6. Flue gas heat recovery	£400 - £900	£25
7. Solar water heating	£4,000 - £6,000	£23
8. Solar photovoltaic panels	£5,000 - £8,000	£263

## Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings		Heating use in this property	
Estimated yearly energy cost for this property	£1102	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Potential saving	£442		
		Type of heating	Estimated energy used
The estimated east shows how mu	ah tha	Space heating	13894 kWh per year
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.		Water heating	1838 kWh per year
		Potential energy savings by installing insulation	
The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Type of insulation	Amount of energy saved
		Loft insulation	2770 kWh per year
For advice on how to reduce your energy bills		Cavity wall insulation	274 kWh per year
visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-ef	<u>ficiency)</u> .	Solid wall insulation	4060 kWh per year

## 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 Telephone Email

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### **Assessment details**

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Kim Hamilton 07949729834 <u>blackcountrydea@btinternet.com</u>

Stroma Certification Ltd STRO002008 0330 124 9660 certification@stroma.com

No related party 16 March 2016 17 March 2016 RdSAP