Energy performance certificate (EPC)				
84 Kingscliff Road BIRMINGHAM B10 9JT	Energy rating	Valid until: 20 September 2031 Certificate number: 3739-0721-7000-0629-9226		
Property type	Mid-terrace house			
Total floor area	68 square metres			

## Rules on letting this property

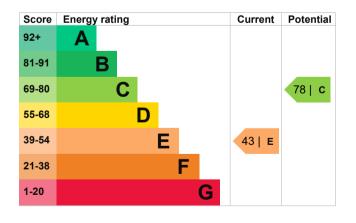
Properties can be rented if they have an energy rating from A to E.

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 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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 10% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	To external air, 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 420 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	5.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.2 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.8 tonnes per year. This will help to protect the	
Properties with an A rating p	roduce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	-
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (43) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£56
2. Increase hot water cylinder insulation	£15 - £30	£92
3. Low energy lighting	£45	£46
4. Condensing boiler	£3,000 - £7,000	£364
5. Solar water heating	£4,000 - £6,000	£34
6. Solar photovoltaic panels	£3,500 - £5,500	£330

## Paying for energy improvements

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

• • •	Heating a property usually makes up the majority of energy costs.	
£1264 Estimated energ	<b>gy used to heat this property</b> 10650 kWh per year	
£592 Water heating	2418 kWh per year	
at the insulation		
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## 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	

Spiro Makazliev 02392 280149 epc@evolvepartnership.co.uk

## Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/011604 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 21 September 2021 21 September 2021 RdSAP