# Energy performance certificate (EPC) Flat 205 4 Aldridge Road Birmingham B42 2UD Property type Mid-floor flat Total floor area Total floor area Energy rating Valid until: 6 April 2032 Certificate number: 0437-3003-5304-6162-7200 Mid-floor flat 73 square metres

# Rules on letting this property

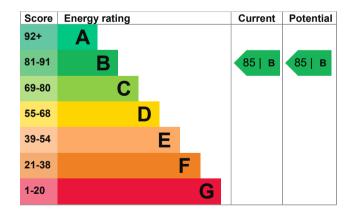
Properties can be rented if they have an energy rating from A to E.

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 B. It has the potential to be B.

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



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
Walls	Average thermal transmittance 0.20 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.5 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 64 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	0.8 tonnes of CO2
This property's current envi		This property's potential production	0.8 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.	
Properties with an A rating than G rated properties.	produce less CO2	Environmental impact ratin	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

# How to improve this property's energy performance

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
<a href="mailto:(https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>)

## 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 cost for this property	£309
Potential saving	£0

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 estimated saving is based on making all of the recommendations in <a href="https://www.how.no.nd/">how to improve this property's energy performance</a>.

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

# Heating use in this property

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

## Estimated energy used to heat this property

Space heating	551 kWh per year
Water heating	2124 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 Adrian Farnell Telephone 01254 774943

Email <u>adrian@aldrock.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/019609 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

**Assessment details** 

Assessor's declaration

Date of assessment

Date of certificate

No related party
7 April 2022
7 April 2022

Type of assessment SAP