Energy performance certificate (EPC)			
Flat 4 Norfolk House BIRMINGHAM B30 3LB	Energy rating	Valid until: 31 January 2033 Certificate number: 2111-8329-1111-1107-1619	
Property type	Ground-floor flat		
Total floor area	39 square metres		

Rules on letting this property

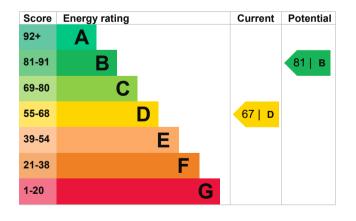
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 D. 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	Cavity wall, as built, 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, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	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 339 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ict of this	This property produces	2.3 tonnes of CO2
This property's current envi rating is D. It has the potent		This property's potential production	2.0 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 0.3 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

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 D (67) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£101
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£19
3. High heat retention storage heaters	£800 - £1,200	£119

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.

Estimated energy use ar potential savings	ıd	Heating a property majority of energy	y usually makes up the costs.
Based on average energy costs w was created:	/hen this EPC	Estimated ene property	ergy used to heat this
	070/	Type of heating	Estimated energy used
Estimated yearly energy cost for this property	£734	Space heating	2455 kWh per year
Potential saving if you £239 complete every step in order	£239	Water heating	1708 kWh per year
		Potential energy savings by installing insulation	
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based		The assessor did not find any opportunities to save energy by installing insulation in this property.	

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.

Heating use in this property

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Timothy McMahon
Telephone	07799118469
Email	hippotim@gmail.com
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Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK ECMK300978 0333 123 1418 info@ecmk.co.uk

No related party 1 February 2023 1 February 2023 RdSAP