# **Energy performance certificate (EPC)**

APARTMENT 1 48 ALFRED KNIGHT WAY BIRMINGHAM B15 2BH Energy rating

Valid until: 17 April 2031

Certificate number: 0061-2527-3040-2499-4241

Property type Ground-floor flat

Total floor area 72 square metres

#### Rules on letting this property

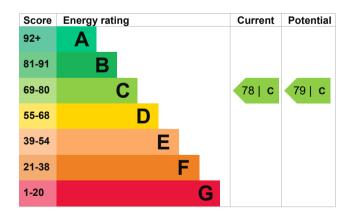
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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)	Very good
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and room thermostat	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 176 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	2.2 tonnes of CO2	
This property's current envir		This property's potential production	2.0 tonnes of CO2	
Properties are rated in a sca based on how much carbon produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the		
Properties with an A rating p	produce less CO2	environment.		
than G rated properties.		Environmental impact ratings are based on assumptions about average occupancy and		
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.		

### 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 (78) to C

Step Typical installation cost Typical yearly saving 1. Heat recovery system for mixer showers £585 - £725 £28

#### 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	£340
Potential saving	£2

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 complete each recommended step in order.

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

#### 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	2968 kWh per year		
Water heating	2049 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 Mohammed Hussain Telephone 0121 472 3000

Email <u>info@energyperformancemanagement.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO002308
Telephone 0330 124 9660

Email certification@stroma.com

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
13 April 2021
18 April 2021

RdSAP