English Cymraeg

Energy performance certificate (EPC)

Total floor area		75 square r	netres
Property type		Mid-floor fla	at
BIRMINGHAM B16 8JN		Certificate number:	2790-8220-0322-0090-2003
29 MUNTZ HOUSE SKIPTON ROAD BIRMINGHAM	Energy rating	Valid until:	12 October 2030

Rules on letting this property

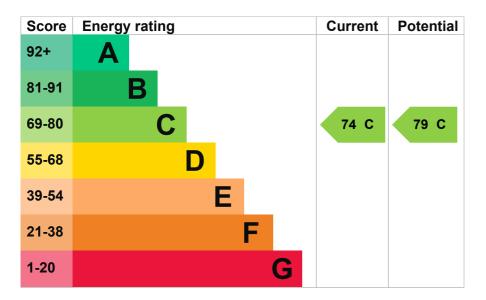
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, with external insulation	Good
Wall	System built, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 170 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £682 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £73 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,456 kWh per year for heating
- 1,274 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.2 tonnes of CO2
This property's potential production	2.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

https://find-energy-certificate.service.gov.uk/energy-certificate/2790-8220-0322-0090-2003

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Do I need to follow these steps in order?

Step 1: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£73
Potential rating after completing step 1	79 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mohammed Toseeb
Telephone	07547325805
Email	midland.inventories@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK303084
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 October 2020
Date of certificate	13 October 2020

Type of assessment

► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8202-6460-4429-1397-0943 (/energy-certificate/8202-6460- 4429-1397-0943)
Expired on	20 January 2024
Certificate number	8207-7422-0349-2456-2906 (/energy-certificate/8207-7422- 0349-2456-2906)
Expired on	8 December 2023
Certificate number	0002-2846-7394-9497-7221 (/energy-certificate/0002-2846- 7394-9497-7221)
Expired on	20 January 2023

 Help (/help)
 Accessibility (/accessibility-statement)
 Cookies (/cookies)

 Give feedback (https://forms.office.com/e/hUnC3Xq1T4)
 Service performance (/service-performance)

OGL

All content is available under the <u>Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/)</u>, except where otherwise stated



ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworl