Energy performance certificate (EPC)

17 Mickleover Road
BIRMINGHAM
B8 2ND

Energy rating
Certificate number:

Valid until: 8 March 2034

Certificate number:

Property type Semi-detached house

Total floor area 105 square metres

Rules on letting this property

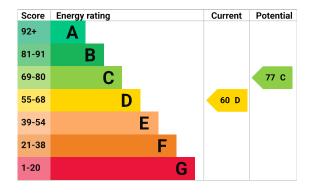
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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 D. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	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 282 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,020 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 £460 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 18,489 kWh per year for heating
- 2,088 kWh per year for hot water

Impact on the	environment	This property produces	5.2 tonnes of CO2
This property's envirating is E. It has the	•	This property's potential production	3.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are bas assumptions about a and energy use. Peop property may use diff energy.	verage occupancy ble living at the

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£122
2. Internal or external wall insulation	£4,000 - £14,000	£281

Step	Typical installation cost	Typical yearly saving
3. Solar water heating	£4,000 - £6,000	£58
4. Solar photovoltaic panels	£3,500 - £5,500	£536

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/applyboiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency

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	Waleed Ghauri
Telephone	07747546870
Email	waleedghauri@yahoo.com

Contacting the accreditation scheme

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

999
33 250
@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	9 March 2024	
Date of certificate	9 March 2024	
Type of assessment	RdSAP	