# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Flat 8<br>Kensington Court<br>4-10 Thynne Street<br>WEST BROMWICH<br>B70 6PH | Energy rating<br>**D** | Valid until: | **13 October 2027** |
| | | Certificate number: | **9557-2844-7002-9503-4175** |

| | |
|---|---|
| **roperty type** | Top-floor flat |
| **otal floor area** | 21 square metres |

## Rules on letting this property

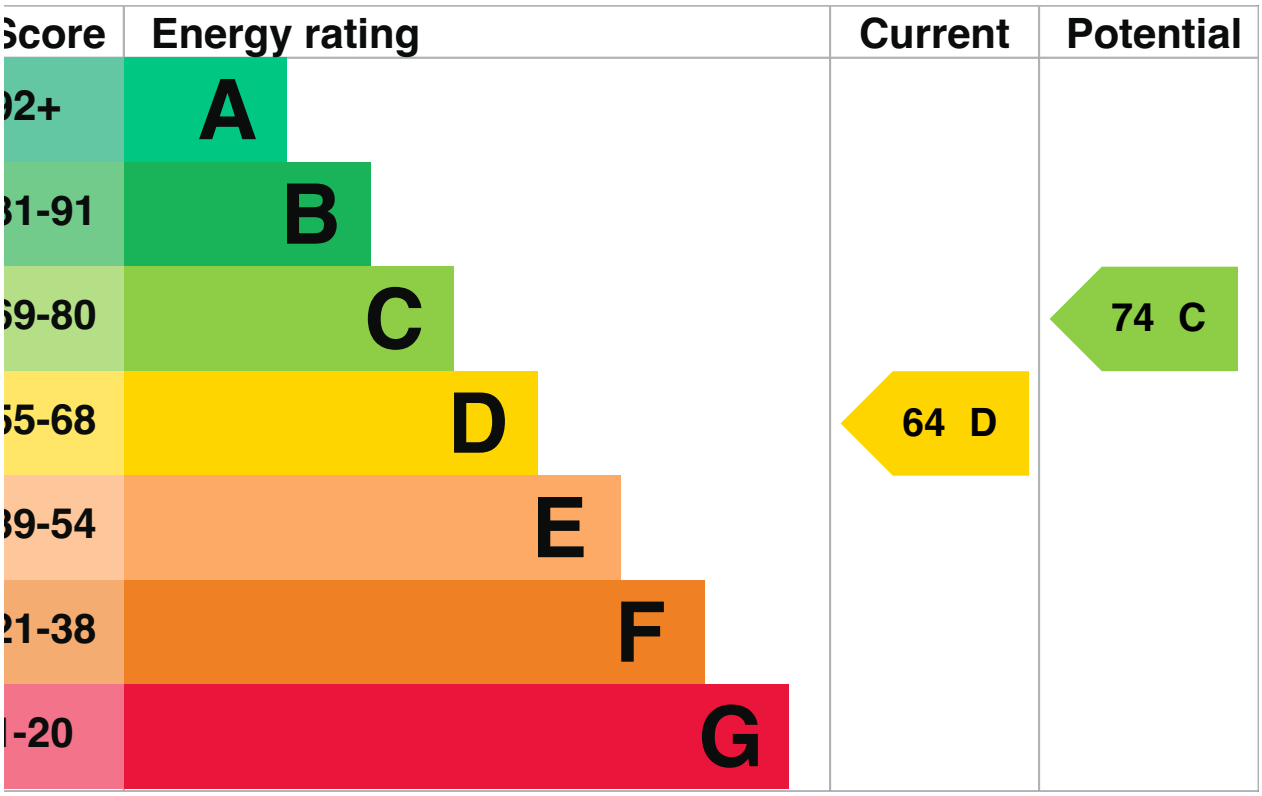
operties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

e how to improve this property's energy efficiency.




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

**operties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy ls are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# Breakdown of property's energy performance

## eatures in this property

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

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

| ature | Description | Rating |
|---|---|---|
| all | Cavity wall, as built, insulated (assumed) | Good |
| oof | Flat, insulated | Average |
| ndow | Fully double glazed | Average |
| ain heating | Room heaters, electric | Very poor |

| | | |
|---|---|---|
| ain heating control | Programmer and appliance thermostats | Good |
| t water | Electric instantaneous at point of use | Very poor |
| ghting | Low energy lighting in all fixed outlets | Very good |
| oor | (another dwelling below) | N/A |
| condary heating | None | N/A |

## rimary energy use

e primary energy use for this property per year is 438 kilowatt hours per square metre (kWh/m2).

About primary energy use

# low this affects your energy bills

average household would need to spend **£467 per year on heating, hot water and lighting** in this property. These sts usually make up the majority of your energy bills.

u could **save £142 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2017** when this EPC was created. People living at the property may use different nounts of energy for heating, hot water and lighting.

## eating this property

timated energy needed in this property is:

- 2,027 kWh per year for heating
- 829 kWh per year for hot water

# mpact on the environment

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

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

## arbon emissions

| | |
|---|---|
| **n average household produces** | 6 tonnes of CO |
| **his property produces** | 1.5 tonnes of CO |

| his property's potential production | 1.5 tonnes of CC |
|---|---|

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

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

# teps you could take to save energy

Do I need to follow these steps in order?

## tep 1: Flat roof or sloping ceiling insulation

| ypical installation cost | £850 - £1,50 |
|---|---|
| ypical yearly saving | £3 |
| otential rating after completing step | 67 D |

## tep 2: High heat retention storage heaters and dual rate neter

| ypical installation cost | £400 - £60 |
|---|---|
| ypical yearly saving | £10 |
| otential rating after completing eps 1 and 2 | 74 C |

## dvice on making energy saving improvements

t detailed recommendations and cost estimates

## elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Free energy saving improvements: Warm Homes Local Grant (WHLG)

Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

# 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** | Philip Dunn |
| **Telephone** | 01226241010 |
| **Email** | rattyd@sky.com |

## Contacting the accreditation scheme

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

| | |
|---|---|
| **Accreditation scheme** | Stroma Certification Ltd |
| **Assessor's ID** | STRO030330 |
| **Telephone** | 0330 124 9660 |
| **Email** | certification@stroma.com |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 4 October 2017 |
| **Date of certificate** | 14 October 2017 |
| **Type of assessment** | ▶ RdSAP |

# )ther certificates for this property

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

ere are no related certificates for this property.



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