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Energy performance certificate (EPC)

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Flat 6
Willow Court
BIRMINGHAM
B17 8HB

Energy rating
D

Valid until
18 April 2032

Certificate number
2314-3116-2852-2101-7305

Property type	Top-floor flat
Total floor area	65 square metres

Rules on letting this property

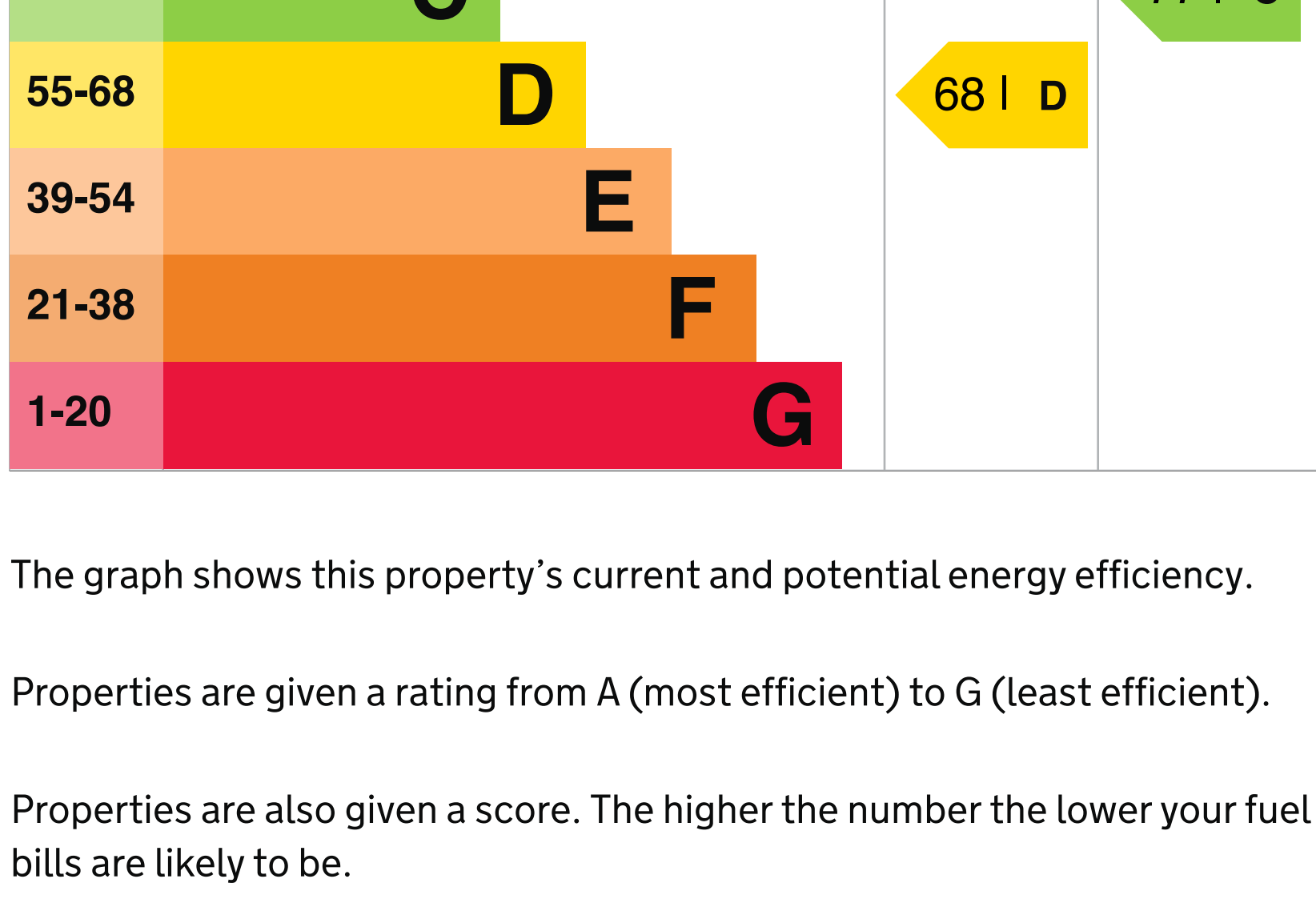
Properties can be rented if they have an energy rating from A to E.

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](#).

Energy efficiency rating for this property

This property's current energy rating is D. 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	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	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	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	2.9 tonnes of CO ₂
This property's potential production	1.8 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.1 tonnes per year. This will help to protect the environment.

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 (68) to C (77).

[Do I need to follow these steps in order?](#)

Potential energy rating
C

Step 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£157
Potential rating after completing step 1	76 C

Step 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£29
Potential rating after completing steps 1 and 2	77 C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£631
Potential saving	£186

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](#).

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	9287 kWh per year
Water heating	1741 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	604 kWh per year

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	hippatim@gmail.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300978
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	19 April 2022
Date of certificate	19 April 2022
Type of assessment	RdSAP

Green Deal Plan

Energy efficiency improvements were made to this property by a [Green Deal Plan](#).

Before buying or renting this property, you should ask the property's owner for a copy of the plan. You can also get a copy of the plan from the plan's provider with the owner's consent.

Cost of the plan

Plan charges:

- are payable as part of the electricity bill
- reduce as each improvement is paid off

Current charge	£752 per year
Estimated saving	£1887 per year
Payment period start	9 March 2015
Payment period end	3 March 2027
Interest rate payable	fixed at 6.96% APR

This is the current charge, but the charge can change over time depending on the details of the plan. The plan can be paid off early, although extra costs may apply.

The estimated saving is based on:

- the original Green Deal assessment
- the improvements made by the plan
- typical energy use for this type of property, using current energy prices

Condensing gas boiler, flow temperature

Plan and provider details

Plan number	AD0000159496
Provider	Northern Gas Heating
Telephone	08000831000
Email	james.hughes@northerngas.net

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 dluhs.digitalservices@levelingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number	0897-2862-6573-9905-2715
Valid until	1 March 2025
Certificate number	0897-2865-6573-9997-2785
Valid until	24 March 2023
Certificate number	0897-2862-6543-9902-8741
Expired on	1 April 2022