

# Energy performance certificate (EPC)

55, Bridgeburn Road  
BIRMINGHAM  
B31 1BT

Energy rating

D

Valid until: 24 January 2028

Certificate number: 2358-6099-7279-1668-6920

Property type

Semi-detached house

Total floor area

74 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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                 | Cavity wall, filled cavity                  | Average   |
| Roof                 | Pitched, 150 mm loft insulation             | Good      |
| Window               | Mostly double glazing                       | Average   |
| Main heating         | Boiler and radiators, mains gas             | Good      |
| Main heating control | Programmer, no room thermostat              | Very poor |
| Hot water            | From main system                            | Good      |
| Lighting             | Low energy lighting in 70% of fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)              | N/A       |
| Secondary heating    | Room heaters, electric                      | N/A       |

### Primary energy use

The primary energy use for this property per year is 290 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£884 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 £244 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 8,364 kWh per year for heating
- 4,051 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

- 276 kWh per year from loft insulation

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

|                               |                             |
|-------------------------------|-----------------------------|
| An average household produces | 6 tonnes of CO <sub>2</sub> |
|-------------------------------|-----------------------------|

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|                        |                               |
|------------------------|-------------------------------|
| This property produces | 3.8 tonnes of CO <sub>2</sub> |
|------------------------|-------------------------------|

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|                                      |                               |
|--------------------------------------|-------------------------------|
| This property's potential production | 1.7 tonnes of CO <sub>2</sub> |
|--------------------------------------|-------------------------------|

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. 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.

## Changes you could make

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £52                   |

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| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 2. Increase hot water cylinder insulation      | £15 - £30                 | £41                   |
| 3. Low energy lighting                         | £15                       | £13                   |
| 4. Heating controls (room thermostat and TRVs) | £350 - £450               | £91                   |
| 5. Solar water heating                         | £4,000 - £6,000           | £46                   |
| 6. Solar photovoltaic panels                   | £5,000 - £8,000           | £278                  |

## Paying for energy improvements

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

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## 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 | Susan Mills  |
| Telephone       | 0121 445 7469  |
| Email           | <a href="mailto:sue@oulsnam.net">sue@oulsnam.net</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/005781   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Assessor's declaration | Employed by the professional dealing with the property transaction |
| Date of assessment     | 25 January 2018  |
| Date of certificate    | 25 January 2018  |
| Type of assessment     | <a href="#">RdSAP</a>  |

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