Energy performance certificate (EPC)			
6 Kiln Lane Shirley SOLIHULL B90 1SF	Energy rating	Valid until: 16 May 2032 Certificate number: 0956-2200-2102-2382-3500	
Property type	Detached house		
Total floor area	267 square metres		

Rules on letting this property

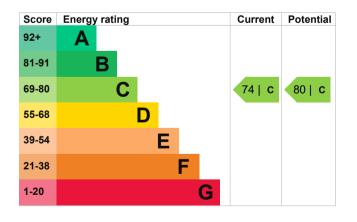
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Good
Roof	Roof room(s), insulated (assumed)	Good
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, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	7.6 tonnes of CO2
This property's current envi rating is D. It has the potent		This property's potential production	6.2 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 1.4 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
An average household 6 tonnes of CO2 produces		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 C (74) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Hot water cylinder thermostat	£200 - £400	£85
2. Solar photovoltaic panels	£3,500 - £5,500	£332

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		(https://www.simpleenergyadvice.org.uk/).	
p • • • • • • • • • • • • • • • • • • •		Heating use in t	his property
Estimated yearly energy cost for this property	£1502	Heating a property majority of energy	usually makes up the costs.
Potential saving	£85	Estimated ene property	rgy used to heat this
The estimated cost shows how mu	ich the	Type of heating	Estimated energy used
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.		Space heating	24443 kWh per year
		Water heating	3712 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u> .		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
For advice on how to reduce your energy bills visit Simple Energy Advice		Loft insulation	123 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	Raja Liaqat
Telephone	07896498822
Email	rajaadnanliaqat@hotmail.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Quidos Limited

QUID204647 01225 667 570 info@guidos.co.uk

No related party 17 May 2022 17 May 2022 RdSAP