Energy performance certificate (EPC) Energy rating Valid until: 31 August 2026 Apartment 18 **Olton Court** Certificate 0698-9060-7381-4666-10 Warwick Road number: SOLIHULL **B92 7HX** Mid-floor flat Property type Total floor area 46 square metres

Rules on letting this property

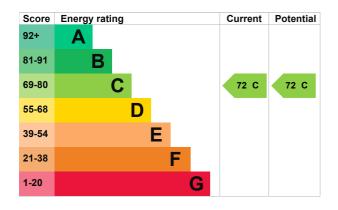
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (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 C. It has the potential to be C.

<u>See how to improve this property's energy</u> 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	
Walls	Average thermal transmittance 0.45 W/m²K	Good	
Windows	Fully double glazed	Average	
Main heating	Room heaters, electric	Very poor	
Main heating control	Programmer and appliance thermostats	Good	
Hot water	Electric immersion, standard tariff	Very poor	
Lighting	Low energy lighting in all fixed outlets	Very good	
Roof	(other premises above)	N/A	
Floor	(other premises below)	N/A	
Secondary heating	None	N/A	
Air tightness	(not tested)	N/A	

Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £489 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 1,309 kWh per year for heating
- 1,626 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property's 1.6 tonnes of CO2 potential production	This property produces	1.6 tonnes of CO2
	This property's potential production	1.6 tonnes of CO2

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

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

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-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

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Martin Fulwell
Telephone	07860 591811
Email	fulwells@tiscali.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER003812
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	1 September 2016
Date of certificate	1 September 2016

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