Energy performance certificate (EPC)				
12 Elmhurst Close Coven WOLVERHAMPTON	Energy rating	Valid until:	2 October 2033	
WV9 5DX		Certificate number:	9037-8721-5300-0643-0226	
Property type		Semi-detached hou	Se	
Total floor area	69 square metres			

Rules on letting this property

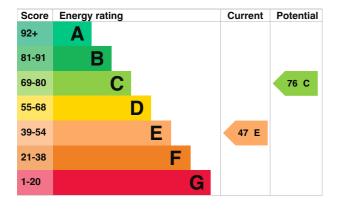
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy 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
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 366 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,482 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 £807 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 8,770 kWh per year for heating
- 3,032 kWh per year for hot water

Impact on the environment 5.4 tonnes of CO2 This property produces This property's potential 2.8 tonnes of CO2 This property's current environmental impact rating is E. production It has the potential to be D. You could improve this property's CO2 emissions by Properties get a rating from A (best) to G (worst) on how making the suggested changes. This will help to protect much carbon dioxide (CO2) they produce each year. the environment. CO2 harms the environment. These ratings are based on assumptions about average **Carbon emissions** occupancy and energy use. People living at the property may use different amounts of energy. An average household 6 tonnes of CO2 produces

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£146
2. Floor insulation (solid floor)	£4,000 - £6,000	£81
3. Hot water cylinder thermostat	£200 - £400	£55
4. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£211
5. Solar water heating	£4,000 - £6,000	£230
6. High performance external doors	£1,500	£83
7. Solar photovoltaic panels	£3,500 - £5,500	£653

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

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

Assessor's name	Alison Brittain
Telephone	07970 980155
Email	agough@equityaccess.co.uk

Contacting the accreditation scheme

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

tenergy.co.uk

About this assessmentNo related partyAssessor's declaration27 September 2023Date of assessment27 September 2023Type of assessment3 October 2023Type of assessmentRdSAP