Energy performance certificate (EPC)

21 Hanover Court WOLVERHAMPTON WV6 8QL Energy rating

C

Valid until: 25 January 2032

Certificate number:

Top-floor flat

2032-1929-0100-0436-2226

Property type

Total floor area

47 square metres

Rules on letting this property

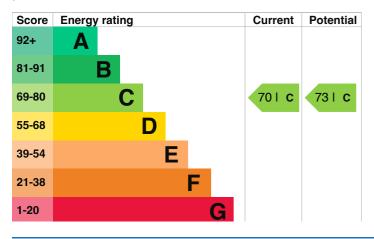
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> 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 efficiency rating for this property

This property's current energy rating is C. 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

An average household

produces

- 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, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use					
The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m2).					
Environmental impact of this property	This property produces	1.9 tonnes of CO2			
This property's current environmental impact rating is C. It has the potential to be C.	This property's potential production	1.6 tonnes of CO2			
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.3 tonnes per year. This will help to protect the environment.				
Properties with an A rating produce less CO2 than G rated properties.	Environmental impact rating	gs are based on			

6 tonnes of CO2

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 C (70) to C (73).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£22
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£43

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

Estimated yearly energy cost for this property	£514
Potential saving	£64

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 <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.simpleenergyadvice.org.uk/).

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	3815 kWh per year
Water heating	2097 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 Justin Chiles
Telephone 01924 669941

Email <u>epc@compliance365.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/025917
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
26 January 2022
26 January 2022

Type of assessment RdSAP