Energy performance certificate (EPC)				
4 Hatton Cottages Pendeford Hall Lane Coven WOLVERHAMPTON WV9 5BD	Energy rating	Valid until: 26 July 2033 Certificate number: 0270-2493-2430-2227-7531		
Property type	Semi-detached house			
Total floor area		87 square metres		

## Rules on letting this property

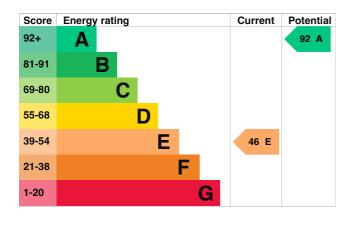
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 203 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,585 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 £390 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:

- 10,413 kWh per year for heating
- 2,167 kWh per year for hot water

Impact on the environment		This property produces	3.5 tonnes of CO2
This property's current envi rating is D. It has the potent	•	This property's potential	-0.3 tonnes of CO2
		production	
Properties get a rating from on how much carbon dioxid			
produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household 6 tonnes of CO2 produces		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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£230
2. Floor insulation (solid floor)	£4,000 - £6,000	£61
3. Solar water heating	£4,000 - £6,000	£70
4. High performance external doors	£1,000	£28
5. Solar photovoltaic panels	£3,500 - £5,500	£656
6. Wind turbine	£15,000 - £25,000	£1,318

#### 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
Telephone
Email

Kerry Parkes 07792839584 kerryjparkes@gmail.com

## Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO034340 0330 124 9660 certification@stroma.com

## About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 27 July 2023 27 July 2023 RdSAP