# **Energy performance certificate** (EPC)

3 High Meadows WOLVERHAMPTON WV6 8PH Energy rating

D

Valid until: 12 July 2033

Certificate number:

0310-2422-9230-2597-2831

roperty type

Detached house

otal floor area

100 square metres

#### iles on letting this property

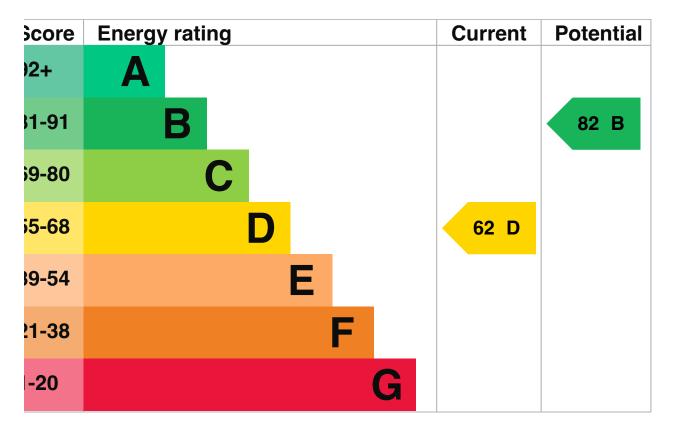
operties can be let if they have an energy rating from A to E.

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

#### nergy rating and score

is property's current energy rating is D. It has the potential to be B.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### 'eakdown of property's energy performance

## eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
الد	Cavity wall, as built, partial insulation (assumed)	Average
of	Pitched, 250 mm loft insulation	Good
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good

condary heating	Room heaters, electric	N/A
or	Solid, no insulation (assumed)	N/A
ıhting	Low energy lighting in all fixed outlets	Very good
it water	From main system	Good
in heating control Programmer, room thermostat and TRVs		Good

#### rimary energy use

e primary energy use for this property per year is 253 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

#### dditional information

ditional information about this property:

· Cavity fill is recommended

#### ow this affects your energy bills

average household would need to spend £2,435 per year on heating, hot water and lighting in this property. These costs ually make up the majority of your energy bills.

u could save £748 per year if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts ergy for heating, hot water and lighting.

## eating this property

timated energy needed in this property is:

- 13,737 kWh per year for heating
- 1,814 kWh per year for hot water

#### pact on the environment

is property's current environmental impact rating is D. It has the potential to be B.

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

## arbon emissions

n average household produces	6 tonnes of CC
his property produces	4.4 tonnes of CC
his property's potential production	2.0 tonnes of CC

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

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

Do I need to follow these steps in order?

tep '	1:	Cavity	wall	insu	lation
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pical installation cost	£500 - £1,50
pical yearly saving	£46
otential rating after completing step 1	69 C

# tep 2: Floor insulation (solid floor)

pical installation cost	£4,000 - £6,00
pical yearly saving	£20
otential rating after completing steps and 2	72 C

# tep 3: Solar water heating

/pical installation cost	£4,000 - £6,00
/pical yearly saving	£
otential rating after completing steps to 3	73 C

# tep 4: Solar photovoltaic panels, 2.5 kWp

pical installation cost	£3,500 - £5,50
/pical yearly saving	£65

otential rating after completing steps

## elp paying for energy improvements

u 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 u buy a more efficient, low carbon heating system for this property.

#### lore ways to save energy

1d ways to save energy in your home.

ho to contact about this certificate

### ontacting the assessor

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

ssessor's name	Alison Brittain
elephone	07970 980155
mail	agough@equityaccess.co.uk

## ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/001510
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

## bout this assessment

ssessor's declaration	No related party
ate of assessment	12 July 2023
ate of certificate	13 July 2023
/pe of assessment	► RdSAP

#### ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:hc.digital-services@levellingup.gov.uk">hc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number <u>2608-3046-7258-5298-8934 (/energy-</u>

certificate/2608-3046-7258-5298-8934)

alid until 19 August 2028