| Energy performance certificate (EPC) | | | |
|--------------------------------------|-----------------------|---------------------|--------------------------|
| 1, Elm Walk COVENTRY CV4 8NB | Energy rating | Valid until: | 6 September 2026 |
| | | Certificate number: | 0138-5047-7381-4476-0970 |
| Property type | e Semi-detached house | | |
| Total floor area | 79 square metres | | |

Rules on letting this property

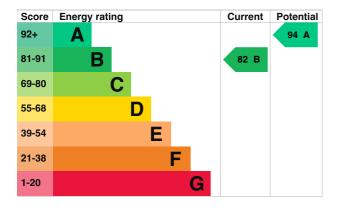
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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 |
|----------------------|--|-----------|
| Walls | Average thermal transmittance 0.28 W/m ² K | Very good |
| Roof | Average thermal transmittance 0.11 W/m ² K | Very good |
| Floor | Average thermal transmittance 0.17 W/m ² K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 6.3 m ³ /h.m ² (assessed average) | Good |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 98 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £389 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 £34 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:

- 2,391 kWh per year for heating
- 1,979 kWh per year for hot water

| Impact on the environm | ent | This property produces | 1.4 tonnes of CO2 |
|---|---------------------------|---|--------------------|
| This property's current environme It has the potential to be A. | ental impact rating is B. | This property's potential production | 0.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on as occupancy and energy use. Pe property may use different amo | ople living at the |
| An average household produces | 6 tonnes of CO2 | | and of onoigy. |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating | £4,000 - £6,000 | £34 |
| 2. Solar photovoltaic panels | £5,000 - £8,000 | £273 |

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 | Gerard Mcguigan |
|-----------------|-----------------------------------|
| Telephone | 08455 485 900 |
| Email | technical@jspsustainability.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 | Stroma Certification Ltd | |
|----------------------|--------------------------|--|
| Assessor's ID | STRO011196 | |
| Telephone | 0330 124 9660 | |
| Email | certification@stroma.com | |

| About this assessment | |
|------------------------|------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 September 2016 |
| Date of certificate | 7 September 2016 |
| Type of assessment | SAP |