Energy performance certificate (EPC)				
53 Crossway Road COVENTRY CV3 6JN	Energy rating	Valid until: <b>12 April 2032</b> Certificate number: <b>0340-2137-3140-2492-8561</b>		
Property type	End-terrace house			
Total floor area	84 square metres			

## Rules on letting this property

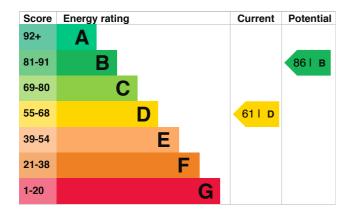
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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
- 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m2).

This property produces 4.1 tonnes of CO2	
This property's potential 1.4 tonnes of CO2 production	
By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.7 tonnes per year. This will help to protect the	
environment.	
Environmental impact ratings are based on assumptions about average occupancy and	
energy use. They may not reflect how energy is consumed by the people living at the property.	

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (61) to B (86).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£35
2. Internal or external wall insulation	£4,000 - £14,000	£170
3. Floor insulation (suspended floor)	£800 - £1,200	£43
4. Low energy lighting	£45	£62
5. Solar water heating	£4,000 - £6,000	£27
6. Solar photovoltaic panels	£3,500 - £5,500	£345

#### 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		Heating use in this property	
Estimated yearly energy cost for this property	£882	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Potential saving	£338	Space heating	11502 kWh per year
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.		Water heating	2162 kWh per year
		Potential energy savings by installing insulation	
The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.		Type of insulation	Amount of energy saved
		Type of insulation	Amount of energy saved
		Loft insulation	766 kWh per year
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> ( <u>https://www.simpleenergyadvice.org.uk/</u> ).		Solid wall insulation	3757 kWh per year

## 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	Thomas Hewitt
Telephone	07749433915
Email	info@hewittspps.co.u

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

.uk

Elmhurst Energy Systems Ltd EES/023050 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 13 April 2022 13 April 2022 RdSAP