Energy performance certificate (EPC)		
7 Berkswell Hall Meriden Road Berkswell COVENTRY CV7 7BG	Energy rating	Valid until: 27 November 2028 Certificate number: 9969-2858-6994-9728-6965
Property type	End-terrace house	
Total floor area		101 square metres

Rules on letting this property

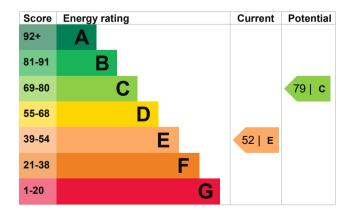
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 357 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	6.4 tonnes of CO2
This property's current envir rating is E. It has the potent	•	This property's potential production	2.7 tonnes of CO2
Properties are rated in a sca based on how much carbon produce.	dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 3.7 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating properties.	broduce less CO2	En in an tal in a statio	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live	e occupancy and reflect how energy is

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 E (52) to C (79).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£237
2. Floor insulation (solid floor)	£4,000 - £6,000	£35
3. Low energy lighting	£35	£42
4. Heating controls (TRVs)	£350 - £450	£35
5. Condensing boiler	£2,200 - £3,000	£77
6. Flue gas heat recovery	£400 - £900	£28
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£69
8. Solar photovoltaic panels	£5,000 - £8,000	£299

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 a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£1336	Estimated energy us Space heating	sed to heat this property 19953 kWh per year
Potential saving	£523	Water heating	2240 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.		Potential energy savings by installing insulation Type of insulation Amount of energy saved	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance. 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		Solid wall insulation	4810 kWh per year
		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

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	Symon Moore
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK ECMK300110 0333 123 1418

info@ecmk.co.uk

No related party 28 November 2018 28 November 2018 <u>RdSAP</u>