Energy performance c	ertificate	(EPC)
46 Coronation Road STAFFORD ST16 3PS	Energy rating	Valid until: 25 October 2031 Certificate number: 8630-5723-5100-0909-0226
Property type		End-terrace house
Total floor area		60 square metres

Rules on letting this property

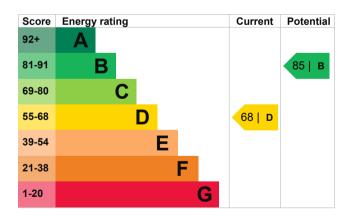
Properties can be rented if they have an energy rating from A to E.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 246 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	1.2 tonnes of CO2
One of the biggest contribu change is carbon dioxide (0 used for heating, lighting ar homes produces over a qua emissions.	CO2). The energy nd power in our	By making the <u>recommende</u> could reduce this property's 1.4 tonnes per year. This w environment.	CO2 emissions by
An average household produces	6 tonnes of CO2	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.	
This property produces	2.6 tonnes of CO2		

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 (68) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£30
2. Heating controls (room thermostat)	£350 - £450	£24
3. Solar water heating	£4,000 - £6,000	£28
4. Solar photovoltaic panels	£3,500 - £5,500	£339

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.	
nated yearly energy for this property	£592	Estimated energy	used to heat 677
tial saving	£82	Water heating	185
estimated cost shows how muc ige household would spend in eating, lighting and hot water. I we energy is used by the peop erty.	this property t is not based	Potential energy insulation	y savings l Amount of
mated saving is based on r mmendations in <u>how to imp</u> <u>'s energy performance</u> .		Loft insulation You might be able to	193 kWh pe o receive Ren
Incentive payments (https://www.simpleenergyadvice.org.uk/).Simple Energy Advice://www.simpleenergyadvice.org.uk/).ting use in this property		(<u>https://www.g</u> tive). This will y replacing yc one that gen e estimated e	

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 Telephone Email Andrew Hood 07753 749948 andyhood@centralsurveyorsmidlands.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

Elmhurst Energy Systems Ltd EES/020912 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 21 July 2020 26 October 2021 RdSAP