Energy performance certificate (EPC)		
5, Marychurch Road STOKE-ON-TRENT ST2 9BJ	Energy rating	Valid until: 30 January 2029
		Certificate number: 0662-2829-7690-9571-3551
Property type	Semi-detached house	
Total floor area		117 square metres

Rules on letting this property

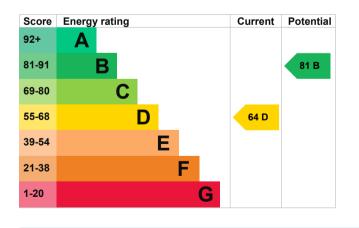
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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> <u>efficiency</u>.



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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no 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 258 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property's potential 3.0 tonnes of CO2 production	
This property's current environmental impact rating is D. It has the potential to be C.	You could improve this property's 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.	emissions by making the suggested changes. This will help to protect the environment.	
An average household 6 tonnes of CO2 produces	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 5.3 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£170
2. Floor insulation (solid floor)	£4,000 - £6,000	£51

Step	Typical installation cost	Typical yearly saving
3. Low energy lighting	£25	£22
4. Solar water heating	£4,000 - £6,000	£30
5. Solar photovoltaic panels	£5,000 - £8,000	£298

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1114
Potential saving if you complete every step in order	£273

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	16312 kWh per year
Water heating	2142 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	630 kWh per year
Cavity wall insulation	3522 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Darren Roberts
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk
Accreditation scheme contact details Accreditation scheme	ЕСМК
	LOWIK

Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK ECMK300094 0333 123 1418 info@ecmk.co.uk

No related party 31 January 2019 31 January 2019 <u>RdSAP</u>