## Energy performance certificate (EPC)

2 Engleton Lane Brewood STAFFORD ST19 9DZ	Energy rating	Valid until: Certificate number:	10 November 2031 9300-2809-0190-2299-7101
Property type Detached house			
Total floor area	274 square metres		

## Rules on letting this property

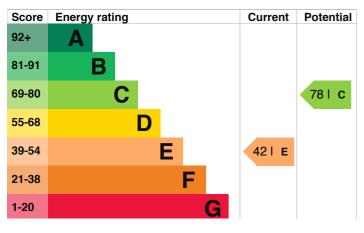
Properties can be rented if they have an energy rating from A to E.

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)	Very poor
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Some secondary glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 359 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	6.5 tonnes of CO2	
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 11.5 tonnes per year. This will help to protect the environment.		
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 consumed by the people living at the property		
This property produces	18.0 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 E (42) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£100
2. Internal or external wall insulation	£4,000 - £14,000	£546
3. Floor insulation (solid floor)	£4,000 - £6,000	£234
4. Increase hot water cylinder insulation	£15 - £30	£27
5. Low energy lighting	£35	£115
6. Heating controls (room thermostat and TRVs)	£350 - £450	£243
7. Condensing boiler	£2,200 - £3,000	£495
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£121
9. Solar photovoltaic panels	£3,500 - £5,500	£340

#### 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		Estimated energy used to heat this property		
potential savings		Space heating	45059 kWh per year	
Estimated yearly energy cost for this property	£3388	Water heating	4240 kWh per year	
Potential saving	£1879			
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		Potential energy savings by installing insulation		
		Type of insulation	Amount of energy saved	
		Loft insulation	1654 kWh per year	
living at the property.		Solid wall insulation	9056 kWh per year	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance.		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

of the payments.

renewable heat. The estimated energy required

for space and water heating will form the basis

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

#### Heating use in this property

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

## 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 Matthew Moore 07771966163 matthew@ebtea.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/020435 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 11 November 2021 11 November 2021 RdSAP