Energy performance certificate (EPC)

Flat 4 Williams Court STAFFORD ST16 3SN

Energy rating

Valid until:

12 October 2032

Certificate number: 2284-3112-1344-1134-6414

Property type

Top-floor flat

Total floor area

49 square metres

Rules on letting this property

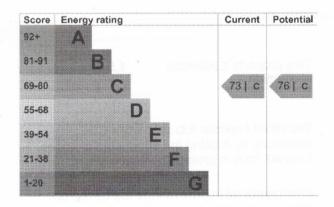
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

See how to improve this property's energy performance.



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

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, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

Environmental	impact	of	this
property			

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

6 tonnes of CO2 An average household produces 1.8 tonnes of CO2 This property produces

1.5 tonnes of CO2 This property's potential production

You could improve this property's CO2 emissions by making the suggested changes. 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical Installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£26
2. Low energy lighting	£35	FAA

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	£473
Potential saving if you complete every step in order	£70

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	4131 kWh per year
Water heating	1811 kWh per year

Potential energy savings by installing insulation

Amount of energy saved

Type of insulation	Amount of energy savea
Loft insulation	635 kWh per year

Saving energy in this property

Type of insulation

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

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out scheme. EPC assessments.

Assessor contact details

Assessor's name Telephone Email

Andrew Walker 07976030034 andy@w4-epc.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

ECMK ECMK301871 0333 123 1418 info@ecmk.co.uk

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

No related party 13 October 2022 13 October 2022 RdSAP