Energy performance certificate (EPC)			
7 Simonburn Avenue STOKE-ON-TRENT ST4 5JR	Energy rating	Valid until: 15 August 2033 Certificate number: 9267-0051-2258-1107-1240	
Property type		Ground-floor flat	
Total floor area		50 square metres	

Rules on letting this property

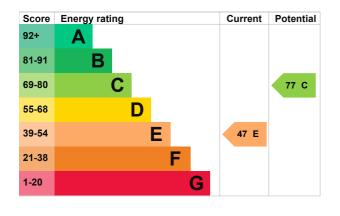
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 488 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,416 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,608 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,019 kWh per year for heating
- 1,679 kWh per year for hot water

Impact on the environment

This property's current env rating is E. It has the poten	•	This property's potential production	2.7 tonnes of CO2
Properties get a rating from (worst) on how much carbo they produce each year. Co environment.	on dioxide (CO2)	You could improve this emissions by making th This will help to protect	ne suggested changes.
Carbon emissions		These ratings are base about average occupar People living at the pro amounts of energy.	ncy and energy use.
An average household produces	6 tonnes of CO2		

This property produces

4.1 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£612
2. Floor insulation (solid floor)	£4,000 - £6,000	£317
3. High heat retention storage heaters	£800 - £1,200	£678

Help 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.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Steven Preston
Telephone	07815544997
Email	info@epcsbuxton.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003424
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party	
Date of assessment	16 August 2023	
Date of certificate	16 August 2023	
Type of assessment	<u>RdSAP</u>	