# Energy performance certificate (EPC) 62 Dartmouth Street STOKE-ON-TRENT ST6 1HE Energy rating Valid until: 16 November 2032 Certificate number: 1902-8229-8559-4873-0292 Mid-terrace house Total floor area 74 square metres

# Rules on letting this property



# You may not be able to let this property

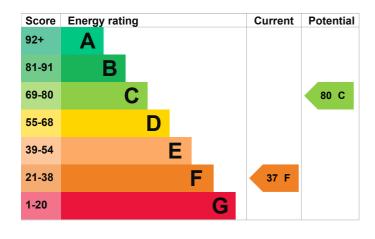
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> property's energy rating.

# **Energy rating and score**

This property's energy rating is F. It has the potential to be C.

See how to improve this property's energy efficiency.



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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	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	None	N/A

#### Primary energy use

The primary energy use for this property per year is 565 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,464 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 £762 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 16,182 kWh per year for heating
- 3,246 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is F. 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.

# This property produces 7.4 tonnes of CO2 This property's potential 2.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£161
2. Floor insulation (solid floor)	£4,000 - £6,000	£31
3. Draught proofing	£80 - £120	£18
4. Low energy lighting	£5	£58
5. Hot water cylinder thermostat	£200 - £400	£23
6. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£171
7. Condensing boiler	£2,200 - £3,000	£217
8. Solar water heating	£4,000 - £6,000	£34
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£48
10. Solar photovoltaic panels	£3,500 - £5,500	£358

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

#### **Contacting the assessor**

Type of assessment

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

Assessor's name	Douglas Fletcher
Telephone	01782 853 042
Email	dj.f1@ntlworld.com

#### **Contacting the accreditation scheme**

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

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No related party	
17 November 2022	
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