# Energy performance certificate (EPC) Doley Farm Doley STAFFORD ST20 0RQ Doley STAFFORD ST20 0RQ Energy rating Valid until: 2 October 2034 Certificate number: 2522-7711-5373-4511-6211 Detached house Total floor area 146 square metres

## Rules on letting this property



# You may not be able to let this property

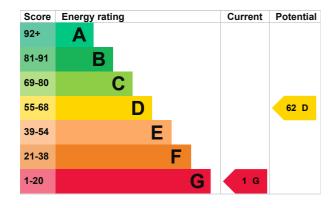
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

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

# **Energy rating and score**

This property's energy rating is G. It has the potential to be D.

<u>See how to improve this property's energy 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)	Very poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	Low energy lighting in 17% of fixed outlets	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 826 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £11,266 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 £7,406 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 34,777 kWh per year for heating
- · 3,602 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is G. It has the potential to be F.

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

### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	20.0 tonnes of CO2
This property's potential production	10.6 tonnes of CO2

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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£832
2. Internal or external wall insulation	£4,000 - £14,000	£1,997
3. Floor insulation (solid floor)	£4,000 - £6,000	£467
4. Draught proofing	£80 - £120	£132
5. Low energy lighting	£50	£67
6. High heat retention storage heaters	£2,400 - £3,600	£3,591
7. Solar water heating	£4,000 - £6,000	£129
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£192
9. Solar photovoltaic panels	£3,500 - £5,500	£548

### 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	Neil Garside
Telephone	07808494171
Email	neil@ngphotographic.com

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK301806	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	2 October 2024	
Date of certificate	3 October 2024	
Type of assessment	RdSAP	