

## Indicative Energy Rating

visit [www.pocketsurvey.net](http://www.pocketsurvey.net) for more details



1792 Leek Road  
Milton  
Stoke On Trent  
ST2 7AF

Dwelling Type: End-terrace House  
Assessment Date: 28 February 2013

Whilst every attempt has been made to make the rating as accurate as possible, please be aware that the calculation does not use the official SAP algorithms, and as such will only give an indication of a property's energy performance. The true value may be higher or lower than that stated below; always have a full EPC carried out to obtain the correct assessment of a property.

## Energy Efficiency Rating

Rating Band	Score
<i>Very efficient-lower running costs</i>	
92+ <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	64
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
<i>Not energy efficient - higher running costs</i>	

## Recommendations

The following are recommended measures that will help improve the property's energy performance.

- Cavity wall insulation
- Increase loft insulation to 270mm
- Open fireplaces leak heat and can result in a dramatic loss of heat energy. Think about draftproofing.
- Replace with band A condensing boiler
- Upgrade heating controls (programmer, room thermostat, TRVs)
- Install hot water cylinder thermostat
- Spray foam retains heat more efficiently than a jacket
- Increase hot water cylinder to 160mm
- Low energy lighting for all fixed outlets
- Install solar panels
- Install solar photovoltaic panels 2.5kWp
- Contact the British Wind Energy Association and your local authority to determine the effect wind turbine installation would make.