

Energy performance certificate (EPC)

127a Hednesford Road Heath Hayes CANNOCK WS12 3HL	Energy rating E	Valid until: 13 November 2033
		Certificate number: 9990-0201-5707-1424-4910

Property type

Top-floor flat

Total floor area

149 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 94% of fixed outlets	Very good
Floor	(other premises below)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,887 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 £663 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:

- 27,595 kWh per year for heating
- 2,231 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

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 CO ₂
This property produces	8.3 tonnes of CO ₂
This property's potential production	5.2 tonnes of CO ₂

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £284

Potential rating after completing step 1

60 D

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £134

Potential rating after completing steps 1 and 2

63 D

Step 3: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £114

Potential rating after completing steps 1 to 3

66 D

Step 4: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £84

Potential rating after completing steps 1 to 4

68 D

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £47

Potential rating after completing steps 1 to 5

69 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Hakan Cam

Telephone

07452866260

Email

hakan19325@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme

Quidos Limited

Assessor's ID	QUID209280
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 November 2023
Date of certificate	14 November 2023
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

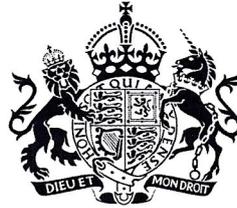
Certificate number	8590-4815-3720-6026-6083 (/energy-certificate/8590-4815-3720-6026-6083)
Expired on	12 February 2019



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Energy performance certificate (EPC)

127 Hednesford Road Heath Hayes CANNOCK WS12 3HL	Energy rating C	Valid until: 19 March 2035
		Certificate number: 6274-3851-1476-3791-6884

Property type

Retail/Financial and Professional Services

Total floor area

41 square metres

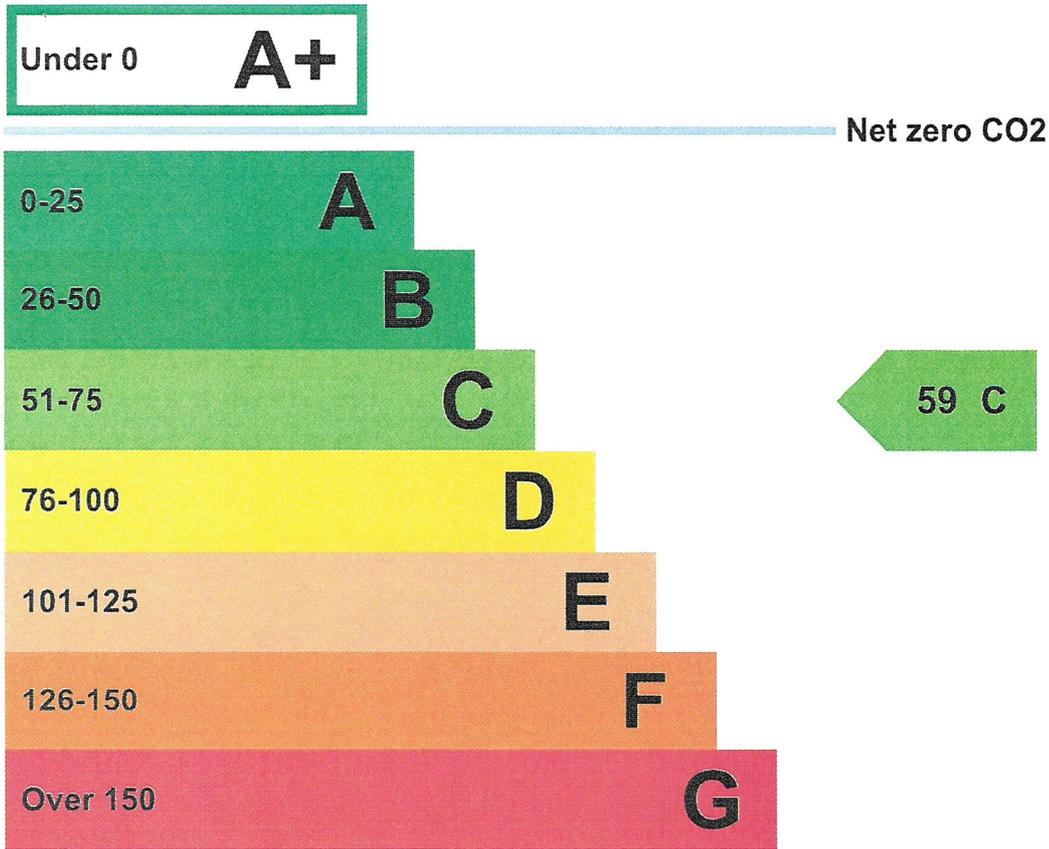
Rules on letting this property

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Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	37.79
Primary energy use (kWh/m² per year)	395

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6091-5802-2246-3475-5553\)](/energy-certificate/6091-5802-2246-3475-5553).

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	Jonathan Parkes
Telephone	01922 898171
Email	jonathan@midlandassessenergy.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005659
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Midland Assess Energy
Employer address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2025
Date of certificate	20 March 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0740-0631-8910-3992-3002 (/energy-certificate/0740-0631-8910-3992-3002)
Expired on	12 February 2019



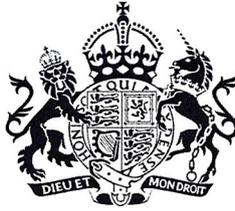
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