Energy performance certificate (EPC)

1, Finstock Close Eccles MANCHESTER M30 7NP Energy rating

Valid until: 3 October 2027

Certificate number: 9552-2847-7507-9203-4941

Property type

Detached house

Total floor area

70 square metres

Rules on letting this property

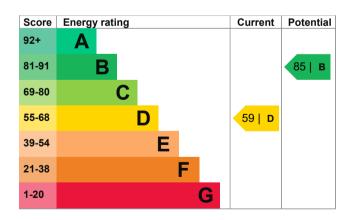
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.8 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	1.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.5 tonnes per year. This will help to protect the environment.	
Properties with an A rating I	produce less CO2	CHVII CHILICHE.	
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not a consumed by the people live	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (59) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£68
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£25
3. Low energy lighting	£60	£32
4. Heating controls (TRVs)	£350 - £450	£25
5. Condensing boiler	£2,200 - £3,000	£131
6. Solar water heating	£4,000 - £6,000	£40
7. Solar photovoltaic panels	£5,000 - £8,000	£255

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£845
Potential saving	£320

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	6641 kWh per year
Water heating	3107 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	228 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Neil Williams
Telephone 07815 084780

Email <u>neilwilliams@btinternet.com</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/019696 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration No related party
Date of assessment 3 October 2017
Date of certificate 4 October 2017

Type of assessment RdSAP