

Energy performance certificate (EPC)

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| 11, Sherwood Drive Pendlebury, Swinton MANCHESTER M27 4FZ | Energy rating <h2 style="text-align: center;">C</h2> | Valid until: 11 August 2025 Certificate number: 9298-6088-6268-7655-2934 |
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Property type Semi-detached house

Total floor area 66 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 efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | System built, with external insulation | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 57% of fixed outlets | Good |
| 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 181 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 2.1 tonnes of CO₂

This property's potential production 0.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 C (74) to B (91).

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000 | £29 |
| 2. Low energy lighting | £15 | £16 |
| 3. Solar water heating | £4,000 - £6,000 | £32 |
| 4. Replacement glazing units | £1,000 - £1,400 | £30 |
| 5. Solar photovoltaic panels | £5,000 - £8,000 | £242 |

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings

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|--|------|
| Estimated yearly energy cost for this property | £540 |
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| Potential saving | £107 |
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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 [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

[. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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 | 5560 kWh per year |
| Water heating | 1944 kWh per year |

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 | John Hill |
| Telephone | 01204 275 007 |
| Email | admin@carbonhub.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO018403 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 11 August 2015 |
| Date of certificate | 12 August 2015 |
| Type of assessment | RdSAP |

Green Deal Plan

Energy efficiency improvements were made to this property by a [Green Deal Plan \(https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal\)](https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal).

Before buying or renting this property, you should ask the property's owner for a copy of the plan. You can also get a copy of the plan from the plan's provider with the owner's consent.

Cost of the plan

Plan charges:

- are payable as part of the electricity bill
- reduce as each improvement is paid off

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| Current charge | £237 per year |
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| Estimated saving | £270 per year |
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| Payment period start | 17 August 2015 |
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| Payment period end | 12 December 2039 |
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| Interest rate payable | fixed at 8.5% APR |
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This is the current charge, but the charge can change over time depending on the details of the plan. The plan can be paid off early, although extra costs may apply.

The estimated saving is based on:

- the original Green Deal assessment
- the improvements made by the plan
- typical energy use for this type of property, using current energy prices

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| external wall insulation (U = 0.3 W/m ² K) to 100% of system built wall: SPS Envirowall | Paid off 1 September 2040 |
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Plan and provider details

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| Plan number | AD0000266823 |
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|----------|---------------------------|
| Provider | carbonLow Real Estate Ltd |
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| Telephone | 01246 452982 |
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Email

enquires@carbonlow.co.uk
