Energy performance certificate (EPC)			
32, Irlam Avenue Eccles MANCHESTER M30 0JR	Energy rating	Valid until: <b>5 July 2026</b> Certificate number: <b>0568-1065-7293-4156-8934</b>	
Property type	Semi-detached house		
Total floor area		59 square metres	

### Rules on letting this property

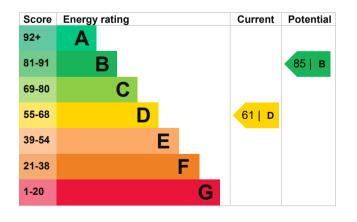
Properties can be rented if they have an energy rating from A to E.

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.

<u>See how to improve this property's energy</u> 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, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
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 38% of fixed outlets	Average
Floor	Suspended, 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 301 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property		3.1 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be B.		1.2 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 1.9 tonnes per year. This will help to protect the	
luce less CO2	environment.		
	Environmental impact rating assumptions about average	5	
6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.		
	nental impact o be B. rom A to G xide (CO2) they luce less CO2	nental impact o be B.This property's potential productionrom A to G xide (CO2) theyBy making the recommender could reduce this property's 1.9 tonnes per year. This we environment.luce less CO2Environmental impact rating assumptions about average energy use. They may not per the second seco	

## 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 (61) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£146
2. Floor insulation (suspended floor)	£800 - £1,200	£33
3. Low energy lighting	£25	£22
4. Solar water heating	£4,000 - £6,000	£31
5. Solar photovoltaic panels	£5,000 - £8,000	£251

### 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	£745
Potential saving	£232

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> (<u>https://www.simpleenergyadvice.org.uk/</u>).

### 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	8748 kWh per year	
Water heating	1846 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	262 kWh per year	
Cavity wall insulation	2766 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	Mark Anderton
Telephone	07972018935
Email	markanderton@fsmail.net

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER SAVA004428 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 6 July 2016 6 July 2016 **RdSAP**