Energy performance certificate (EPC)					
9, Nailers Green Greenmount BURY BL8 4DN	Energy rating	Valid until: <b>11 August 2029</b> Certificate number: <b>9828-5079-6298-5521-8990</b>			
Property type	Ground-floor flat				
Total floor area		59 square metres			

# Rules on letting this property

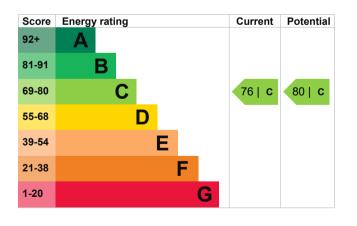
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

<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, partial insulation (assumed)	Average	
Window	Fully double glazed	Good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Good	
Lighting	No low energy lighting	Very poor	
Roof	(another dwelling above)	N/A	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

#### Primary energy use

The primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	1.4 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.4 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	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.	
This property produces	1.8 tonnes of CO2		

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (76) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£28
2. Floor insulation (suspended floor)	£800 - £1,200	£33
3. Low energy lighting	£40	£42

#### 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		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£475	Estimated energy used to heat this propertySpace heating4202 kWh per year	
Potential saving	£101	Water heating	1864 kWh per year
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.		Potential energy savings by installing insulation	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u>		Type of insulation Cavity wall insulation	Amount of energy saved 637 kWh per year
property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-</u> <u>renewable-heat-incentive</u> ). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis	
Heating use in this property		of the payments.	5 ····· ···· ··· ··· ··· ····

### 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 Telephone Email Joshua Silverstone 07847240213 josh@epcexpress.org.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK ECMK303154 0333 123 1418 info@ecmk.co.uk

No related party 12 August 2019 12 August 2019 RdSAP