# **Energy performance certificate (EPC)**

140 Fieldhead Avenue BURY BL8 2NA Energy rating

Valid until: 3 February 2033

Certificate number: 1911-8067-5002-0979-1006

Property type

Semi-detached house

Total floor area

73 square metres

### Rules on letting this property

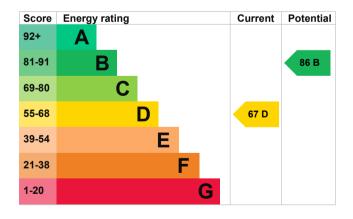
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

### **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 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 82% of fixed outlets	Very good
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 268 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

<b>Environmental</b>	impact	of	this
property			

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2	
This property produces	3.5 tonnes of CO2	

This property's potential 1.7 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£95
2. Floor insulation (suspended floor)	£800 - £1,200	£45
3. Solar water heating	£4,000 - £6,000	£23
4. Solar photovoltaic panels	£3,500 - £5,500	£323

### Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). This will help you buy a more efficient, low carbon heating system for this property.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£758
Potential saving if you complete every step in order	£163

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.

### 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	11551 kWh per year	
Water heating	1680 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Loft insulation	521 kWh per year	
Cavity wall insulation	2182 kWh per year	
Saving energy in this property		

### Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

### 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 Muhammad Munir Telephone 07872314115

Email <u>hello@manchesterepc.com</u>

### Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID203644
Telephone 01225 667 570
Email info@guidos.co.uk

#### Assessment details

Assessor's declaration No related party
Date of assessment 31 January 2023
Date of certificate 4 February 2023

Type of assessment RdSAP