# Energy performance certificate (EPC)

60, Alder Road Failsworth MANCHESTER M35 0GJ **Energy rating** 

Valid until:

24 June 2029

Certificate number: 2808-5068-7286-6551-1914

Property type

Semi-detached house

Total floor area

78 square metres

# Rules on letting this property

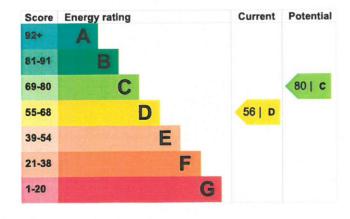
Properties can be let if they have an energy rating from A to E.

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-guidance</u>).

# Energy efficiency rating for this property

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

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, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all 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 339 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# **Environmental impact of this property**

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

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 4.7 tonnes of CO2

This property's potential production 2.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.4 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 D (56) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£105
2. Floor insulation (suspended floor)	£800 - £1,200	£48
3. Heating controls (room thermostat and TRVs)	£350 - £450	£106
4. Solar water heating	£4,000 - £6,000	£31
5. Solar photovoltaic panels	£5,000 - £8,000	£273

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. 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	£980
Potential saving if you complete every step in order	£289

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.

Find ways to save energy in your home.

### 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	14564 kWh per year
Water heating	2094 kWh per year
Potential energy	gy savings by installing

insulation

Type of insulation Amount of energy saved

Loft insulation	2454 kWh per year
Cavity wall insulation	2425 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 Michael Brown Telephone 01616520222

Email <u>michaelandrew1@live.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID206930
Telephone 01225 667 570
Email info@guidos.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
20 June 2019
25 June 2019
RdSAP

