

Energy performance certificate (EPC)

18 PAGEFIELD STREET
WIGAN
WN6 7ED

Energy rating

G

Valid until 22 February 2031

Certificate number

6839-5922-9000-0887-3226

Property type

Mid-terrace house

Total floor area

71 square metres

Rules on letting this property

You may not be able to let this property

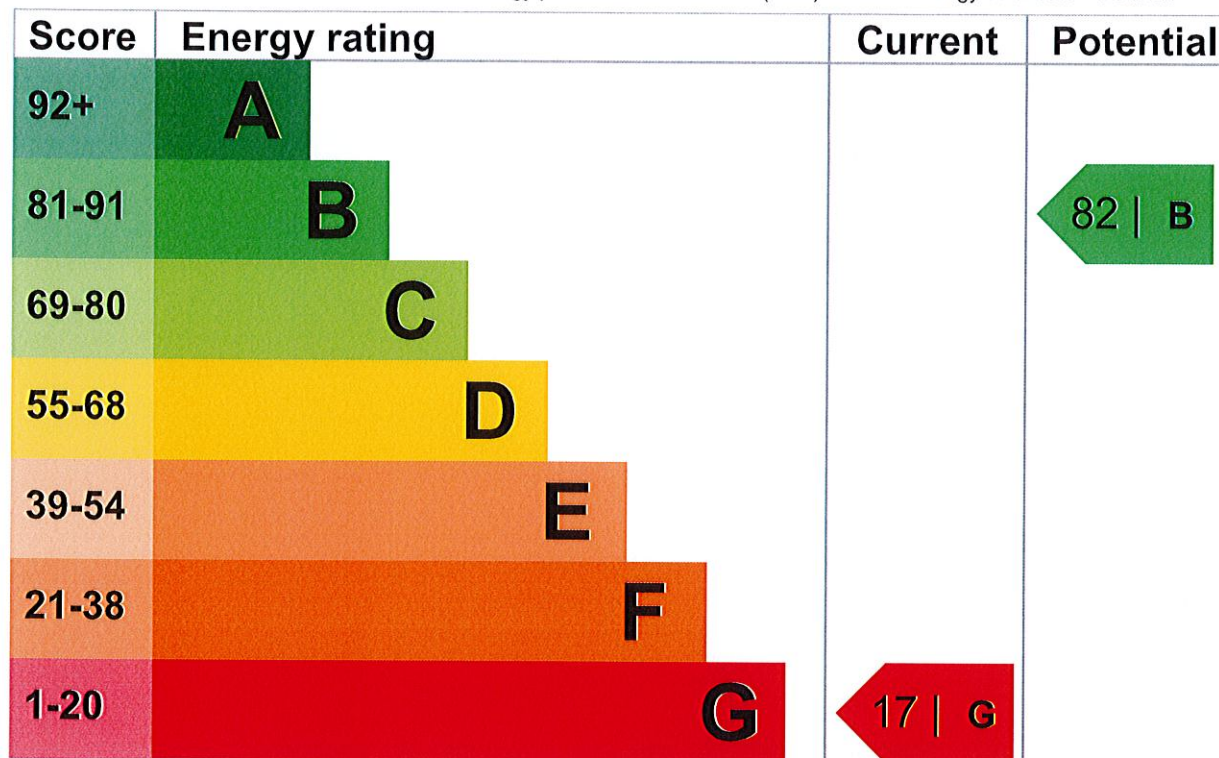
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

[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.

The average energy rating and score for a property in England and Wales are D (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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Partial double glazing	Poor
Main heating	Room heaters, coal	Very poor

Feature	Description	Rating
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 651 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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.

An average household produces

6 tonnes of CO₂

This property produces

16.0 tonnes of CO₂

This property's potential production

0.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 16.0 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.

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 G (17) to B (82).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£135

Potential rating after carrying out recommendation 1

21 | F

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£141

Potential rating after carrying out recommendations 1 and 2

24 | F

Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£210

Potential rating after carrying out recommendations 1 to 3

30 | F

Recommendation 4: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£137

Potential rating after carrying out recommendations 1 to 4

35 | F

Recommendation 5: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£30

Potential rating after carrying out recommendations 1 to 5

37 | F

Recommendation 6: Low energy lighting

Low energy lighting

Typical installation cost

£30

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6

37 | F

Recommendation 7: Biomass stove with boiler

Biomass stove with boiler

Typical installation cost

£7,000 - £13,000

Typical yearly saving

£676

Potential rating after carrying out recommendations 1 to 7

62 | D

Recommendation 8: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£106

Potential rating after carrying out recommendations 1 to 8

66 | D

Recommendation 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£66

Potential rating after carrying out recommendations 1 to 9

69 | C

Recommendation 10: High performance external doors

High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£22

Potential rating after carrying out recommendations 1 to 10

70 | C

Recommendation 11: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£318

Potential rating after carrying out recommendations 1 to 11

82 | B

Paying for energy improvements

[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

Estimated yearly energy cost for this property

£2200

Potential saving

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

12405 kWh per year

Water heating

1908 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	963 kWh per year
Cavity wall insulation	1006 kWh per year
Solid wall insulation	1505 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). 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 of the payments.

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

Stephen Edwards

Telephone

07899 653 746

Email

enquiries@edwardsenergydirect.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/018407

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

23 February 2021

Date of certificate

23 February 2021

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.