Energy performance certificate (EPC)				
1 Chorlton Mews	Energy rating	Valid until:	22 January 2027	
Choriton Lane Choriton MALPAS SY14 7ES		Certificate number:	9488-4011-6269-4093- 8970	
Property type	S	Semi-detached ho	buse	
Total floor area	196 square metres			

# Rules on letting this property

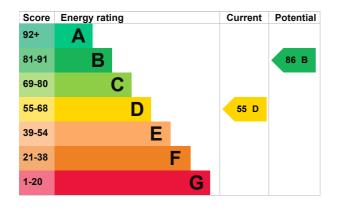
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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	Solid brick, with internal insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 25 mm loft insulation	Poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,488 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £445 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 22,287 kWh per year for heating
- 3,016 kWh per year for hot water

# Impact on the environment

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

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

### **Carbon emissions**

An average household 6 tonnes of CO2 produces

 This property produces
 9.6 tonnes of CO2

 This property's
 4.0 topped of CO2

This property's4.0 tonnes of CO2potential production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£169
2. Floor insulation (solid floor)	£4,000 - £6,000	£91
3. Low energy lighting	£60	£52
4. Condensing boiler	£2,200 - £3,000	£89
5. Solar water heating	£4,000 - £6,000	£43
6. Solar photovoltaic panels	£5,000 - £8,000	£271
7. Wind turbine	£15,000 - £25,000	£556

### Help paying for energy improvements

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

#### More ways to save energy

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

# Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Lane
Telephone	0116 236 6523
Email	info@billsaveuk.com

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017999
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 January 2017
Date of certificate	23 January 2017
Type of assessment	RdSAP