Energy performance certificate (EPC)				
2 Manor Farm Barns Long Lane Wettenhall	Energy rating	Valid until: 28 July 2032		
WINSFORD CW7 4DN		Certificate number: 5832-0823-4100-0421-8226		
Property type	Mid-terrace house			
Total floor area	201 square metres			

Rules on letting this property

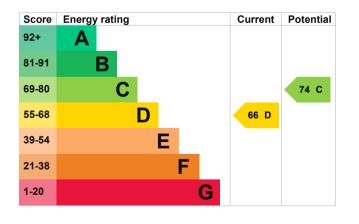
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Solid, insulated (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 105 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,360 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 £163 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 11,283 kWh per year for heating
- 2,543 kWh per year for hot water

Impact on the environment		This property produces	4.5 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	3.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	00 0
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£200	£83
2. Solar water heating	£4,000 - £6,000	£80
3. Solar photovoltaic panels	£3,500 - £5,500	£336

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

James Dutton 07730604131 <u>enquiries@orchardepcs.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/020186 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 29 July 2022 29 July 2022 RdSAP