Energy performance certificate (EPC)		
240, Walmersley Road BURY BL9 6NH	Energy rating	Valid until: 17 April 2028 Certificate number: 8788-7824-2690-4348-8992
Property type	Detached house	
Total floor area	368 square metres	

Rules on letting this property

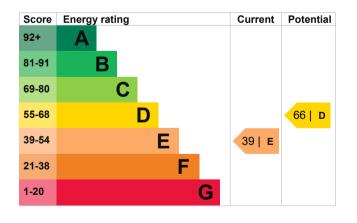
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
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 28% of fixed outlets	Average
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 407 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

This property produces	26.0 tonnes of CO2
This property's potential production	15.0 tonnes of CO2
By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 11.0 tonnes per year. This will help to protect the	
environment.	
Environmental impact ratin assumptions about average	0
energy use. They may not consumed by the people li	reflect how energy is
	This property's potential production By making the <u>recomment</u> could reduce this property 11.0 tonnes per year. This environment. Environmental impact ratin assumptions about averag energy use. They may not

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 E (39) to D (66).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£198
2. Cavity wall insulation	£500 - £1,500	£311
3. Internal or external wall insulation	£4,000 - £14,000	£667
4. Floor insulation (solid floor)	£4,000 - £6,000	£100
5. Low energy lighting	£165	£85
6. Heating controls (room thermostat and TRVs)	£350 - £450	£326
7. Condensing boiler	£2,200 - £3,000	£412
8. Solar photovoltaic panels	£5,000 - £8,000	£255

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£5119
Potential saving	£2097

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

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	92708 kWh per year
Water heating	2209 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	13682 kWh per year
Cavity wall insulation	6774 kWh per year
Solid wall insulation	14753 kWh per year

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-</u> <u>renewable-heat-incentive)</u>. 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	Joan Gallagher
Telephone	07954585337
Email	admin@home-inspectionservice

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

es.co.uk

Elmhurst Energy Systems Ltd EES/020790 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 18 April 2018 18 April 2018 RdSAP