Energy performance certificate (EPC)				
7b Hightown SANDBACH CW11 1AD	Energy rating	Valid until: 8 March 2032 Certificate number: 2114-1330-5113-7911-1175		
Property type		Top-floor flat		
Total floor area		60 square metres		

Rules on letting this property

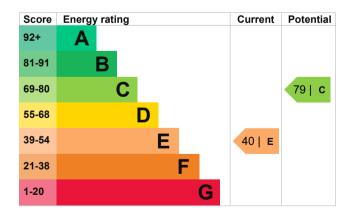
Properties can be rented if they have an energy rating from A to E.

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 C.

<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)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial multiple glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 412 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Storage heater or dual immersion, and single electric meter

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Environmental impact of this property	This property produces 4.2 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be D.	This property's potential2.7 tonnes of CO2production	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) the produce.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.5 tonnes per year. This will help to protect the	
Properties with an A rating produce less CO2	environment.	
than G rated properties.	Environmental impact ratings are based on assumptions about average occupancy and	
An average household 6 tonnes of Co produces	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 E (40) to C (79).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£418
2. Increase hot water cylinder insulation	£15 - £30	£165
3. High heat retention storage heaters	£800 - £1,200	£429

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		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£1567	Estimated energy us Space heating	ed to heat this property 4493 kWh per year
Potential saving	£1012	Water heating	3231 kWh per year
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.		Potential energy savings by installing insulation Type of insulation Amount of energy saved	
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>).		Solid wall insulation 2152 kWh per year You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic- 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	
Heating use in this property		for space and water he of the payments.	eating will form the basis

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	Paul Gillingham
Telephone	01782610546
Email	paulg@firstpropertyservices.co.uk
Accreditation scheme contact details	ЕСМК

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK ECMK303280 0333 123 1418

No related party 9 March 2022 9 March 2022 <u>RdSAP</u>

info@ecmk.co.uk