

# Energy performance certificate (EPC)

72, Conway Road SALE M33 2TB	Energy rating <div>E</div>	Valid until: 24 February 2027
		Certificate number: 0951-2807-7821-9223-5385

Property type	Semi-detached house
Total floor area	84 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 365 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may have narrow cavities

### How this affects your energy bills

An average household would need to spend **£1,185 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 £409 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:

- 13,477 kWh per year for heating
- 2,283 kWh per year for hot water

### Impact on the environment

This property's current 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 produces	6 tonnes of CO2
This property produces	5.4 tonnes of CO2

**This property’s potential production**

2.5 tonnes of CO2

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

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £29

Potential rating after completing step 1 **51 E**

## Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £229

Potential rating after completing steps 1 and 2 **60 D**

## Step 3: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £36

Potential rating after completing steps 1 to 3 **62 D**

## Step 4: Low energy lighting

Typical installation cost £80

Typical yearly saving £46

Potential rating after completing steps 1 to 4 **63 D**

## Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £37

Potential rating after completing steps 1 to 5 **65 D**

## Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

**Typical yearly saving****£31****Potential rating after completing steps 1 to 6****66 D**

## Step 7: Solar photovoltaic panels, 2.5 kWp

**Typical installation cost****£5,000 - £8,000****Typical yearly saving****£254****Potential rating after completing steps 1 to 7****76 C**

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

**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**

Karen Green

**Telephone**

01778 394188

**Email**[info@greeninspections.co.uk](mailto:info@greeninspections.co.uk)

## 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/017647

**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## About this assessment

**Assessor's declaration**

No related party

**Date of assessment**

23 February 2017

**Date of certificate**

25 February 2017

**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help\\_ \(/help\)](#) [Accessibility\\_ \(/accessibility-statement\)](#) [Cookies\\_ \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance\\_ \(/service-performance\)](#)

**OGL**

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