| Energy performance certificate (EPC) | | | | |
|---|-------------------|--|--|--|
| 7, Walker Drive MIDDLEWICH CW10 0AZ | Energy rating | Valid until: 23 April 2029 Certificate number: 9508-8010-7264-6041-1960 | | |
| Property type | Detached bungalow | | | |
| Total floor area | | 61 square metres | | |

Rules on letting this property

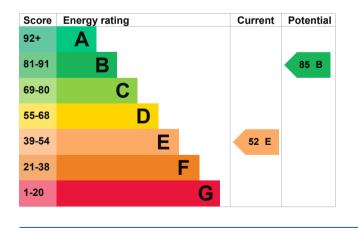
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

<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 | Cavity wall, filled cavity | Average |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | No low energy lighting | Very poor |
| 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 397 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£916 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 £411 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 7,185 kWh per year for heating
- 3,600 kWh per year for hot water

This property produces

4.3 tonnes of CO2

Impact on the environment

| This property's current environmental impact rating is E. It has the potential to be B. | | This property's potential production | 1.2 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. This will help to protect the environment. | |
| Carbon emissions | | | |
| An average household produces | 6 tonnes of CO2 | 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. Floor insulation (solid floor) | £4,000 - £6,000 | £86 |
| 2. Increase hot water cylinder insulation | £15 - £30 | £26 |
| 3. Low energy lighting | £30 | £40 |
| 4. Hot water cylinder thermostat | £200 - £400 | £69 |
| 5. Heating controls (TRVs) | £350 - £450 | £24 |
| 6. Condensing boiler | £2,200 - £3,000 | £129 |
| 7. Solar water heating | £4,000 - £6,000 | £36 |
| 8. Solar photovoltaic panels | £5,000 - £8,000 | £292 |

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 |
|-----------------|
| Telephone |
| Email |

Darren White 01606276161 <u>darren@theepchut.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/007307 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 10 April 2019 24 April 2019 RdSAP