Energy performance certificate (EPC)

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Energy rating Flat 4 Buckley House 15 Bolton Road MANCHESTER M46 9JQ Valid until Certificate number 6 November 2033 1537-0929-3309-0976-1206 Ground-floor flat Property type Total floor area 38 square metres

Rules on letting this property

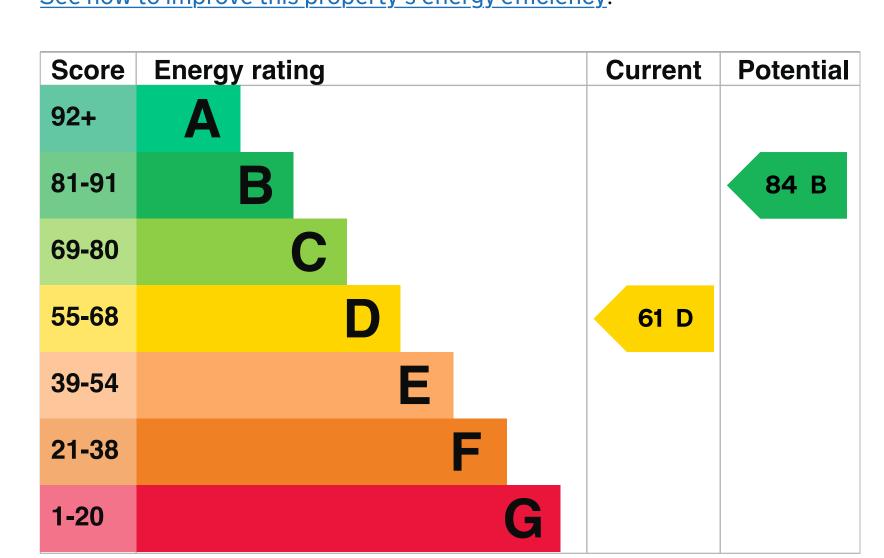
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

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

See how to improve this property's energy efficiency.



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, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 428 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,467 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 £979 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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

This property produces

- Estimated energy needed in this property is:
- 2,067 kWh per year for heating • 2,978 kWh per year for hot water

Impact on the environment This property's environmental impact rating is D. 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 6 tonnes of CO2 An average household produces

2.7 tonnes of CO2

£123

This property's potential 1.6 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Do I need to follow these steps in order?

changes. This will help to protect the environment.

Step 1: Internal or external wall insulation Typical installation cost £4,000 - £14,000

Typical yearly saving Potential rating after completing 64 D

step 1 **Step 2: Floor insulation (suspended floor)**

Typical installation cost £800 - £1,200 £129 Typical yearly saving Potential rating after completing 68 D steps 1 and 2

Step 3: High heat retention storage heaters Typical installation cost

£800 - £1,200 £658 Typical yearly saving Potential rating after completing 82 B steps 1 to 3 **Step 4: Replacement glazing units** £1,000 - £1,400

Typical installation cost

£69 Typical yearly saving Potential rating after completing steps 1 to 4 Advice on making energy saving improvements

Get detailed recommendations and cost estimates Help paying for energy saving improvements

You may be eligible for help with the cost of improvements: • Free energy saving improvements: <u>Home Upgrade Grant</u>

• Insulation: Great British Insulation Scheme

• Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme</u> • Help from your energy supplier: Energy Company Obligation

Contacting the assessor If you're unhappy about your property's energy assessment or certificate, you

Who to contact about this certificate

can complain to the assessor who created it.

Assessor's name Shaun Roberts 01942 891 395 Telephone

<u>urbanenergysolutions@mail.com</u> **Email** 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/004018

01455 883 250 Telephone enquiries@elmhurstenergy.co.uk **Email About this assessment** Assessor's declaration No related party

Date of assessment

Certificate number

6 November 2023 **Date of certificate** 7 November 2023 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Expired on 14 October 2023 **Certificate number** 8891-6720-6519-2845-7096 14 October 2019 **Expired on**

9428-9057-6211-6587-7920



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