

Energy performance certificate (EPC)

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203a Chorley Road
Swinton
MANCHESTER
M27 6AZ

Energy rating
E

Valid until
24 October 2034

Certificate number
5534-1220-7409-0454-3226

Property type
Top-floor flat

Total floor area
48 square metres

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Rules on letting this property

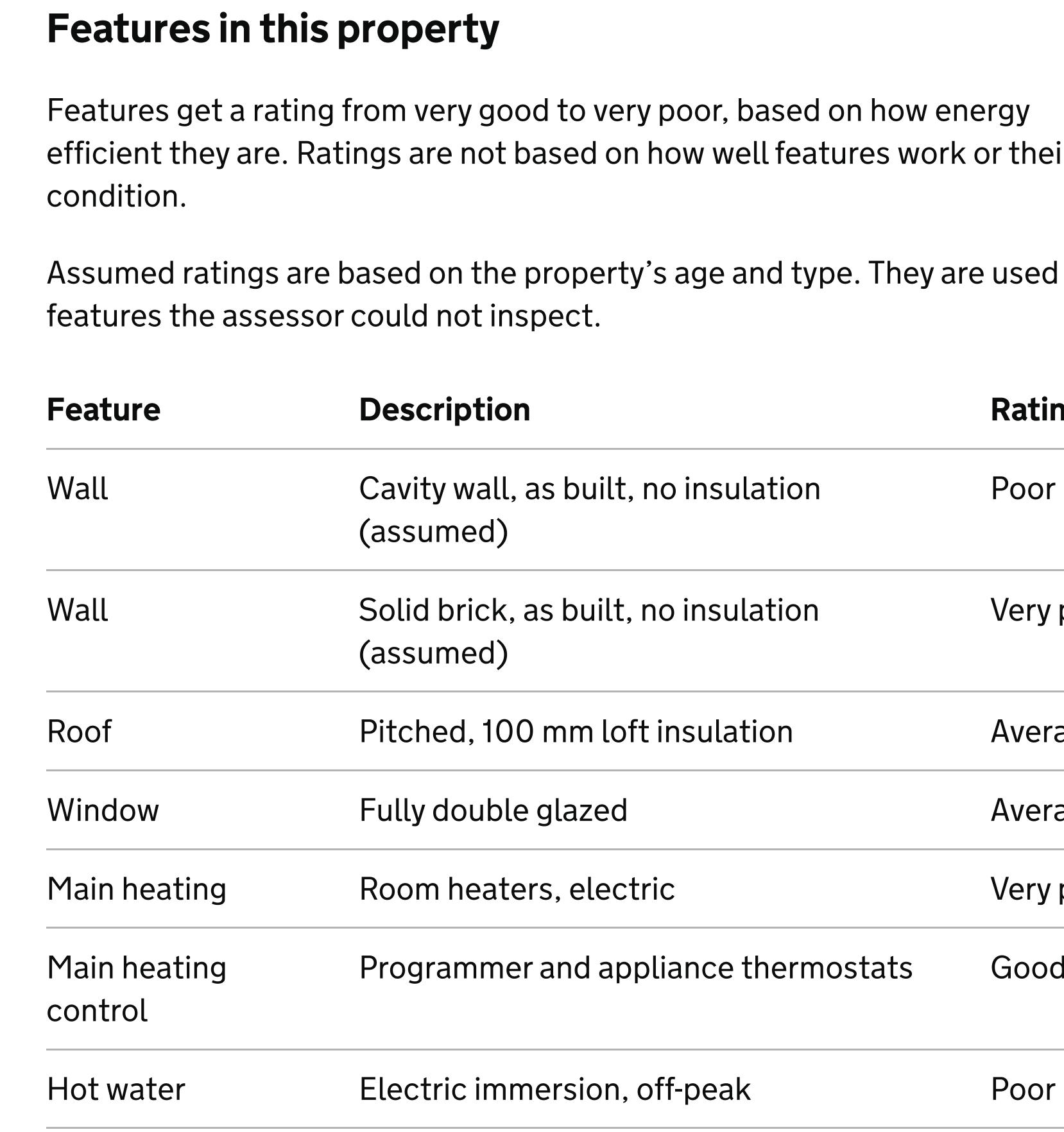
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

[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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 503 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,795 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 £887 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 5,875 kWh per year for heating
- 1,806 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be E.

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 4.1 tonnes of CO₂

This property's potential production 3.3 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.

Steps you could take to save energy

[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 £98

Potential rating after completing step 1 47 E

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £67

Potential rating after completing steps 1 and 2 49 E

Step 3: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £244

Potential rating after completing steps 1 to 3 57 D

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £24

Potential rating after completing steps 1 to 4 57 D

Step 5: High heat retention storage heaters

Typical installation cost £1,200 - £1,800

Typical yearly saving £454

Potential rating after completing steps 1 to 5 72 C

Help paying for energy improvements

You might be able to get a grant from the [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 Neil Williams

Telephone 07815 084780

Email neil.williams@btinternet.com

Assessor's declaration Not related party

Date of assessment 24 October 2024

Date of certificate 25 October 2024

Type of assessment [RdSAP](#)

About this accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the accreditation scheme.

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/019596

Assessor's name Neil Williams

Telephone 01455 883250

Email enquiries@elmhurstenergy.co.uk

Assessor's declaration Not related party

Date of assessment 24 October 2024

Date of certificate 25 October 2024

Type of assessment [RdSAP](#)

Other certificates for this property

If you're aware of previous certificates for this property and they are not listed here, please contact mhclg_digital-services@communities.gov.uk or call 029 2080 0729 (Monday to Friday, 9am to 5pm).

Certificate number 9138-977-7229-02-32-1954

Expired on 3 January 2023