Energy performance certificate (EPC)			
34 Elysian Street Openshaw MANCHESTER M11 2GH	Energy rating	Valid until: 9 March 2032 Certificate number: 0070-2710-8070-2792-7751	
Property type		Mid-terrace house	
Total floor area		78 square metres	

Rules on letting this property

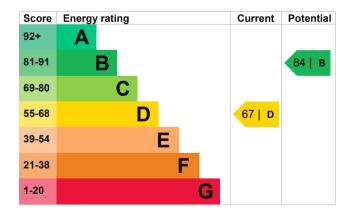
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be B.

<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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of property	f this	This property produces	3.2 tonnes of CO2
This property's current environme rating is D. It has the potential to b	•	This property's potential production	1.6 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to protect the	
Properties with an A rating produc	e less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	
An average household 6 produces	tonnes of CO2	energy use. They may not r consumed by the people liv	

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 D (67) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£64
2. Heating controls (room thermostat)	£350 - £450	£26
3. Solar water heating	£4,000 - £6,000	£23
4. Solar photovoltaic panels	£3,500 - £5,500	£315

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 use in this property	
Estimated yearly energy cost for this property	£683	Heating a property usually makes up the majority of energy costs.	
		Estimated energy us	ed to heat this property
Potential saving	£112	Space heating	9407 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.		Water heating	1994 kWh per year
		Potential energy savings by installing insulation	
The estimated saving is based on m		Type of insulation	Amount of energy saved
the recommendations in <u>how to improperty's energy performance</u> .	<u>rove this</u>	Type of insulation	Amount of energy saved
		Loft insulation	387 kWh per year
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).		Cavity wall insulation	1513 kWh per year

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	
Telephone	
Email	

Daniel Roberts 08000209526 <u>djsr@hotmail.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO033473 0330 124 9660 certification@stroma.com

No related party 10 March 2022 10 March 2022 RdSAP