Energy performance certificate (EPC)		
23 ROBIN DRIVE IRLAM M44 6PA	Energy rating	Valid until: 16 May 2031 Certificate number: 9237-3006-3205-4099-3204
Property type		End-terrace house
Total floor area		90 square metres

Rules on letting this property

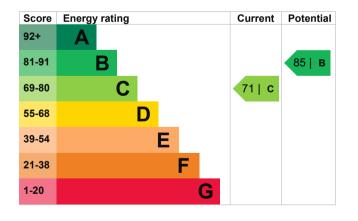
Properties can be rented if they have an energy rating from A to E.

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 C. 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, filled cavity	Average
Wall	Timber frame, as built, partial insulation (assumed)	Average
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	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 189 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.0 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	1.7 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 1.3 tonnes per year. This will help to protect the	
Properties with an A rating	produce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

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 C (71) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£39
2. Low energy lighting	£20	£28
3. Solar water heating	£4,000 - £6,000	£26
4. Solar photovoltaic panels	£3,500 - £5,500	£311

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 a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£696	Estimated energy used to heat this property	
Potential saving	£94	Space heating	9037 kWh per year
The estimated cost shows how much the average household would spend in this prop for heating, lighting and hot water. It is not b on how energy is used by the people living a property.	ased	Water heating Potential energy insulation Type of insulation	1935 kWh per year savings by installing Amount of energy saved
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>). Heating use in this property		Loft insulation 573 kWh per year You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic- renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

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	Paul Fielding
Telephone	0783 4457371
Email	jan.fielding2@ntlworld.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

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Elmhurst Energy Systems Ltd EES/006946 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 17 May 2021 17 May 2021 **RdSAP**