Energy performance certificate (EPC)			
46a, Beech Road MANCHESTER M21 9EG	Energy rating	Valid until: 18 October 2026 Certificate number: 9708-8939-7210-4376-7934	
Property type	Top-floor flat		
Total floor area		81 square metres	

## Rules on letting this property

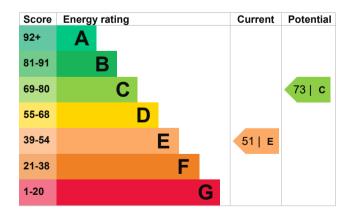
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
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	No low energy lighting	Very poor
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	5.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.5 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 2.6 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce 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.	

# Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (51) to C (73).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£28
2. Room-in-roof insulation	£1,500 - £2,700	£222
3. Internal or external wall insulation	£4,000 - £14,000	£211
4. Low energy lighting	£65	£49
5. Heating controls (room thermostat)	£350 - £450	£25

## 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 Heating a property usually makes up the	
Estimated yearly energy cost for this property	£1147	majority of energy costs. Estimated energy used to heat this property	
Potential saving	£534	Space heating	15921 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. The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Water heating	2143 kWh per year
		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
		Loft insulation	548 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> ).		Solid wall insulation	3774 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	Muhammad Munir
Telephone	07872314115
Email	<u>ijaz@epctoday.net</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

Quidos Limited QUID203644 01225 667 570 info@guidos.co.uk

No related party 10 October 2016 19 October 2016 RdSAP