# **Energy performance** certificate (EPC)

Flat 5 23, Anson Road MANCHESTER M14 5BZ **Energy rating** 

B

Valid until 28 September 2027

Certificate number

8933-7231-5120-4421-

6922

Property type	Mid-floor flat
Total floor area	62 square metres

#### Rules on letting this property

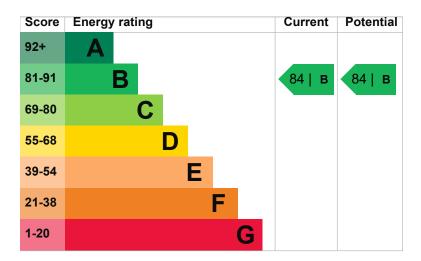
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>
(<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

#### **Energy efficiency rating for this property**

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

See how to improve this property's energy 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 rating the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (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
Walls	Average thermal transmittance 0.47 W/m²K	Good
Windows	High performance glazing	Very good
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 all fixed outlets	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

## Primary energy use

The primary energy use for this property per year is 86 kilowatt hours per square metre (kWh/m2).

## What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

#### **Environmental impact of this property**

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	0.9 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and 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

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use.

Potential energy rating

B

(https://www.simpleenergyadvice.org.uk/)

# 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

Estimated yearly energy cost for this property	£286
Potential saving	£0

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 estimated saving is based on making all of the recommendations in <a href="https://example.com/how-to-improve-this-property's-energy-performance">how to improve this property's energy-performance</a>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice (https://www.simpleenergyadvice.org.uk/)</u>.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Space heating	1108.0 kWh per year
Water heating	1789.0 kWh per year

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). 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	Andrew Hart
Telephone	0114 230 2812
Email	info@energy- test.co.uk

# Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER003652
Telephone	01455 883 250
Email	enquiries@elmhurst energy.co.uk

# **Assessment details**

Assessor's declaration	No related party
Date of assessment	29 September 2017
Date of certificate	29 September 2017
Type of assessment	SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information

about the

property's construction to

calculate energy performance.

This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland.

#### 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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.