Energy performance certificate (EPC)

172, Bolton Road
Ashton-in-Makerfield
WIGAN
WN4 8RP

Energy rating

D

Valid until: **22 June 2030**

Certificate number: **8708-2077-8622-6926-1603**

Property type	Mid-terrace house
Total floor area	86 square metres

Rules on letting this property

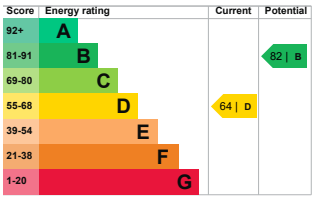
Properties can be rented if they have an energy rating from A to E.

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.

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 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, 200 mm loft insulation	Good
Roof	Pitched, 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	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
	Room heaters, mains gas	N/A

Feature	Description	Rating
Secondary heating		

Primary energy use

The primary energy use for this property per year is 253 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmenta impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes C

This property produces 3 tonne CC

This property's toni potential production C

By making the recommendec changes, you could reduce this property's CO2 emissions by 1.8 tonnes per year. This will help to protect the environment.

Environmenta 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

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 (64) to B (82).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£86
2. Low energy lighting	£30	£43
3. Heating controls (room thermostat)	£350 - £450	£28
4. Solar water heating	£4,000 - £6,000	£33
5. Solar photovoltaic panels	£3,500 - £5,500	£308

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 £868

Potential saving £191

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 recommendati in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simp

Heating use in this property

Heating a property usually makes up the

majority of energy costs.

per year

Estimated energy used to heat this property

Space heating	9376 kWh per year
Water heating	2160 kWh

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	764 kWh per year
Cavity wall insulation	1610 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	David Macmichael
Telephone	07871895394
Email	david@firstepc.co.

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO030734

Telephone	0330 124 9660
Email	certification@stron

Assessment details

Assessor's declaration	No related party	
Date of assessment	23 June 2020	
Date of certificate	23 June 2020	
Type of assessment	RdSAP	RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance. This type of assessment can be carried out on properties built before 1 April 2008 in England and

	Wales, and