

# Energy performance certificate (EPC)

22, Beever Street  
MANCHESTER  
M16 9JR

Energy rating

**E**

Valid until:

5 June 2029

Certificate  
number:

0668-3056-6246-5191-7944

Property type

Mid-terrace house

Total floor area

121 square metres

## Rules on letting this property

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

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)

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## Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to [improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	49 E	
21-38	F		
1-20	G		

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, with external insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
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, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Additional information

Additional information about this property:

- Cavity fill is recommended
  - Dwelling may have narrow cavities
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## How much energy will you need?

An average household would need to spend **£1,438 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £85 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 19,318 kWh per year for heating
  - 1,993 kWh per year for hot water
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This property's environmental impact rating is E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 7.1 tonnes of CO2

This property's potential production 5.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£27
2. Floor insulation (suspended floor)	£800 - £1,200	£29
3. Solar water heating	£4,000 - £6,000	£29
4. Solar photovoltaic panels	£3,500 - £5,500	£277

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates ([www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency))

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- **Free energy saving improvements:** [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- **Heat pumps and biomass boilers:** [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- **Help from your energy supplier:** [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Booth
Telephone	07792 649936
Email	<a href="mailto:accounts@bridgewatersurveyors.co.uk">accounts@bridgewatersurveyors.co.uk</a>

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER400128
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	6 June 2019
Date of certificate	6 June 2019
Type of assessment	<u>RdSAP</u>

