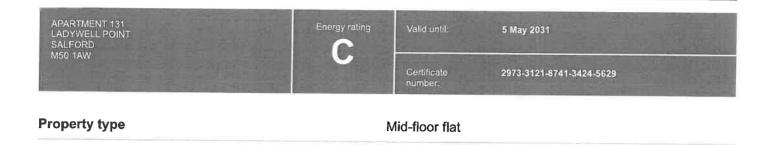
Energy performance certificate (EPC)



63 square metres

Rules on letting this property

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

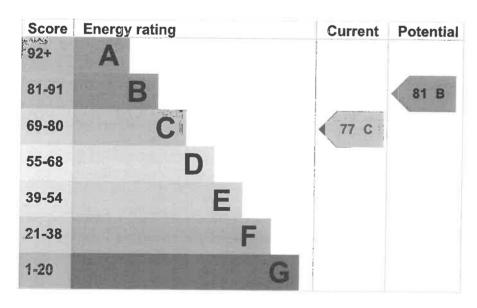
Total floor area

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 rating and score

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

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

Breakdown of property's energy performance

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800	
Typical yearly saving	£60	
Potential rating after completing step 1	€ 80 C	

Step 2: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£30
Potential rating after completing steps 1 and 2	81 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

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

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

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	Nathan Wright
Telephone	07961770953
Email	nathan@cheshire-epc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK301882	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	5 May 2021	
Date of certificate	6 May 2021	
Type of assessment	► <u>RdSAP</u>	

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

9583-3840-6194-9570-0561 (/energy-certificate/9583-3840-

6194-9570-0561)

Expired on

6 March 2021

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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