## **Energy performance certificate (EPC)**

Penn Cottage Farm Lane Disley STOCKPORT SK12 2NE Energy rating

Valid until: 15 March 2027

Certificate number: 0455-2804-7074-9693-6581

Property type Detached house

Total floor area 205 square metres

#### Rules on letting this property

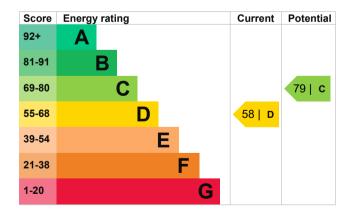
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

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

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

<u>See how to improve this property's energy performance.</u>



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, insulated	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (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 280 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Cavity fill is recommended

# **Environmental impact of this property**

This property's current environmental impact rating is E. 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 of CO2

This property produces	10.0 tonnes of CO2	
This property's potential production	5.1 tonnes of CO2	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.9 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.

## 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 D (58) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£52
2. Cavity wall insulation	£500 - £1,500	£439
3. Floor insulation (suspended floor)	£800 - £1,200	£50
4. Low energy lighting	£80	£61
5. Hot water cylinder thermostat	£200 - £400	083
6. Heating controls (zone control)	£350 - £450	£86
7. Solar water heating	£4,000 - £6,000	£65
8. Solar photovoltaic panels	£5,000 - £8,000	£259

#### 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	£2125
Potential saving	£831

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 complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency)

#### Heating use in this property

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

## Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	29839 kWh per year	
Water heating	4293 kWh per year	
Potential energy savings by installing insulation		

Amount of energy saved Loft insulation 842 kWh per year Cavity wall insulation 8021 kWh per year

Type of insulation

### 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 Claire Farr Telephone 07792972009

Email <u>claire-farr@live.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO010390
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 14 March 2017
Date of certificate 16 March 2017

Type of assessment RdSAP