

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 20 Princes Road<br>STOCKPORT<br>SK4 3NQ | Energy rating<br><b>E</b> | Valid until: <b>4 April 2032</b>                    |
|   |                           | Certificate number: <b>0390-2265-0140-2102-0555</b> |

## Property type

Semi-detached house

## Total floor area

204 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) (<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 E. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 49   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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    | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall    | Cavity wall, as built, no insulation (assumed) | Poor      |
| Roof    | Pitched, 200 mm loft insulation                | Good      |

| Feature              | Description                                 | Rating    |
|----------------------|---|-----------|
| Roof                 | Pitched, no insulation (assumed)            | Very poor |
| Roof                 | Roof room(s), no insulation (assumed)       | Very poor |
| Window               | Some double glazing                         | Poor      |
| 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 81% of fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)              | N/A       |
| Floor                | To unheated space, no insulation (assumed)  | N/A       |
| Floor                | Suspended, no insulation (assumed)          | N/A       |
| Secondary heating    | Portable electric heaters (assumed)         | N/A       |

## Primary energy use

The primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## 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 (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

10.0 tonnes of CO<sub>2</sub>

### This property's potential production

4.6 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 5.4 tonnes per year. This will help to protect the environment.

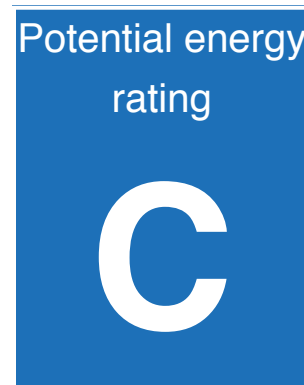
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

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 E (49) to C (77).

► [What is an energy rating?](#)



### Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

#### Typical installation cost

£1,500 - £2,700

#### Typical yearly saving

£227

#### Potential rating after carrying out recommendation 1

54 | E

### Recommendation 2: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£44

#### Potential rating after carrying out recommendations 1 and 2

55 | D

### Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

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**Potential rating after carrying out recommendations 1 to 3**

65 | D

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**Recommendation 4: Floor insulation (suspended floor)**

Floor insulation (suspended floor)

**Typical installation cost**

£800 - £1,200

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**Typical yearly saving**

£60

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**Potential rating after carrying out recommendations 1 to 4**

67 | D

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**Recommendation 5: Floor insulation (solid floor)**

Floor insulation (solid floor)

**Typical installation cost**

£4,000 - £6,000

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**Typical yearly saving**

£62

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**Potential rating after carrying out recommendations 1 to 5**

68 | D

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**Recommendation 6: Draught proofing**

Draught proofing

**Typical installation cost**

£80 - £120

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**Typical yearly saving**

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**Potential rating after carrying out recommendations 1 to 6**

69 | C

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**Recommendation 7: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

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**Typical yearly saving**

£113

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**Potential rating after carrying out recommendations 1 to 7**

71 | C

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**Recommendation 8: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£3,500 - £5,500

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**Typical yearly saving**

£319

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**Potential rating after carrying out recommendations 1 to 8**

77 | C

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**Paying for energy improvements**[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)**Estimated energy use and potential savings****Estimated yearly energy cost for this property**

£2312

## Potential saving

£1017

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

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## 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

35102 kWh per year

#### Water heating

2202 kWh per year

### Potential energy savings by installing insulation

| Type of insulation     | Amount of energy saved |
|------------------------|------------------------|
| Loft insulation        | 999 kWh per year       |
| Cavity wall insulation | 767 kWh per year       |
| Solid wall insulation  | 8169 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

Catherine Johnson

### Telephone

07747808125



**Email**

[kate@propertysolutionsnorthwest.co.uk](mailto:kate@propertysolutionsnorthwest.co.uk)

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**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Assessor ID**

EES/021897

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Assessor's declaration**

No related party

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**Date of assessment**

5 April 2022

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**Date of certificate**

5 April 2022

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**Type of assessment**

▶ [RdSAP](#)

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.