

Apartment 6
 103 Great Clowes Street
 SALFORD
 M7 1AL

Energy rating

C

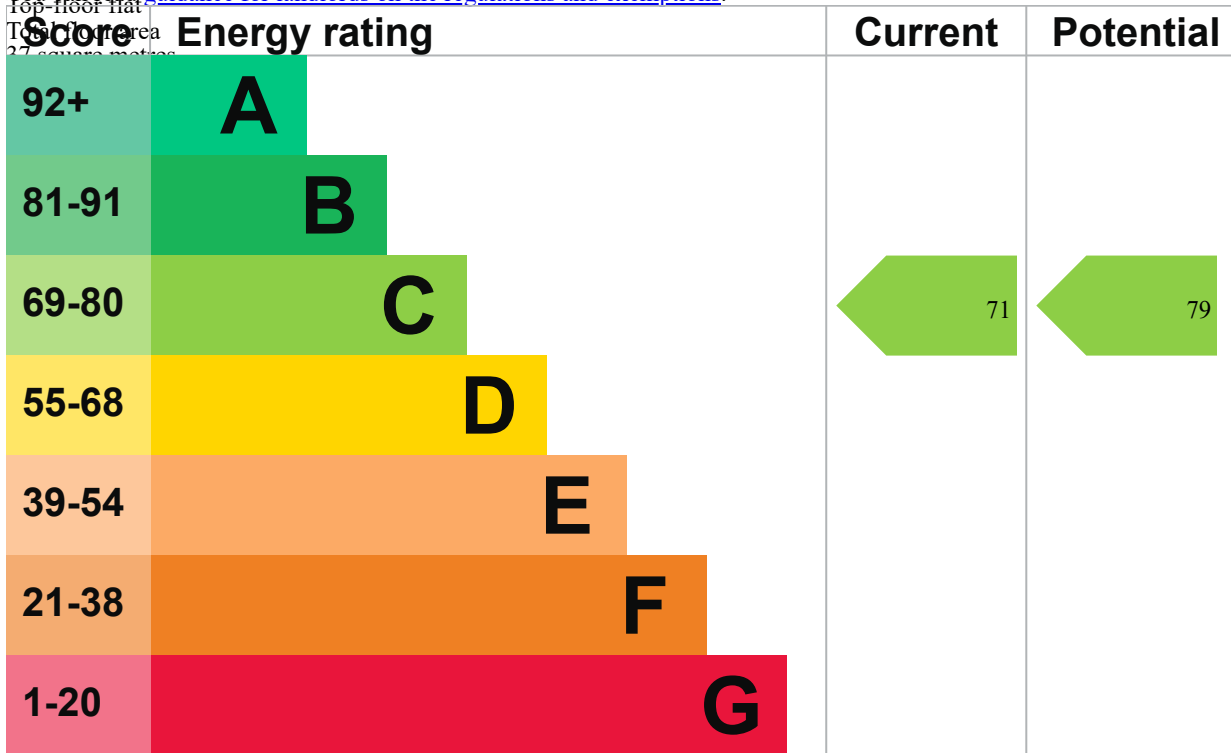
Valid until
 8 February 2034

Energy rating and score
 Certificate number: 0634-2722-3300-0411-4202
 This property's energy rating is C. It has the potential to be C.
 Properties can be let if they have an energy rating from A to E.

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

[You can read guidance for landlords on the regulations and exemptions.](#)

Property type
 Top-floor flat
 Total area
 27 square metres



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

Breakdown of property's energy performance
 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.
 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.
 for properties in England and Wales.

the average energy rating is D
 Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.
 the average energy score is 60

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

An average household would need to spend £854 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m²).
 You could save £182 per year if you complete the suggested steps for improving this property's energy rating.

► About primary energy use
 This is based on average costs in 2024 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

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

Heating this property
 Estimated energy needed in this property is:
 How this affects your energy bills
 An average household would need to spend £854 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.
 You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.
 If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

More ways to save energy	Typical installation cost	Typical yearly saving
Electric immersion storage heaters	£800 - £1,200	£181

More ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency
 This property's potential production of tonnes of CO₂ per year
 This property's potential production of tonnes of CO₂ per year
 You could need to follow these steps in order:
 You could reduce this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Contacting the accreditation scheme
 If you're unhappy about the assessment, the assessor's occupation and the energy use. People living at the property may use different amounts of energy.

Accreditation scheme
 Elmhurst Energy Systems Ltd
 Assessor's ID
 EES/010921
 Telephone
 01455 883 250
 Email
enquiries@elmhurstenergy.co.uk

About this assessment
 Assessor's declaration
 No related party
 Date of assessment
 9 February 2024
 Date of certificate
 9 February 2024
 Type of assessment

► Show information about the RdSAP