| Energy performance certificate (EPC)            |               |                        |                              |
|---|---------------|------------------------|------------------------------|
| Tan Pit Farm                                    | Energy rating | Valid until:           | 9 July 2033                  |
| Tan Pit Parm<br>Tanpit Lane<br>WIGAN<br>WN3 6JY | E             | Certificate<br>number: | 4800-3403-0022-2297-<br>3373 |
| Property type                                   | C             | Detached house         |                              |
| Total floor area                                | 1             | 58 square metres       |                              |

# Rules on letting this property

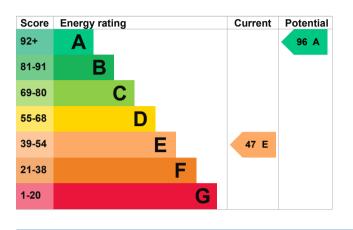
Properties can be let if they have an energy rating from A to E.

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-guidance</u>).

# Energy rating and score

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

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

### 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                 | Sandstone or limestone, as built, no insulation (assumed) | Poor      |
| Roof                 | Pitched, 100 mm loft insulation                           | Average   |
| Window               | Fully double glazed                                       | Average   |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | Programmer and room thermostat                            | Average   |
| Hot water            | From main system  | Good      |
| Lighting             | Low energy lighting in 85% of fixed outlets               | Very good |
| 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 358 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend **£4,936 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 £2,778 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 26,083 kWh per year for heating
- 2,996 kWh per year for hot water

| Impact on the enviro   | onment                 | This property produces   | 10.0 tonnes of CO2 |
|--|------------------------|--|--------------------|
| This property's environment<br>It has the potential to be B.                     | al impact rating is F. | This property's potential production   | 1.4 tonnes of CO2  |
| Properties get a rating from<br>on how much carbon dioxide<br>produce each year. | , , , ,                | You could improve this pro<br>emissions by making the s<br>This will help to protect the             | uggested changes.  |
| Carbon emissions   |                        |  | childrinicht.      |
| An average household produces  | 6 tonnes of CO2        | These ratings are based of<br>average occupancy and er<br>living at the property may u<br>of energy. | nergy use. People  |

# Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm   | £100 - £350               | £114                  |
| 2. Internal or external wall insulation | £4,000 - £14,000          | £1,698                |
| 3. Floor insulation (solid floor)       | £4,000 - £6,000           | £267                  |
| 4. Heating controls (TRVs)              | £350 - £450               | £124                  |
| 5. Condensing boiler                    | £2,200 - £3,000           | £468                  |
| 6. Solar water heating                  | £4,000 - £6,000           | £107                  |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 7. Solar photovoltaic panels | £3,500 - £5,500           | £616                  |
| 8. Wind turbine              | £15,000 - £25,000         | £1,313                |

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

# 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 | Damion Helps           |
|-----------------|------------------------|
| Telephone       | 07548 224255           |
| Email           | info@inventory.company |

### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/011602 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 10 July 2023 10 July 2023 RdSAP