

# Energy performance certificate (EPC)

Heaton Grange Cottage  
Heaton Grange  
BOLTON  
BL1 5HA

Energy rating

**E**

Valid until: **9 September 2024**

Certificate number: **0820-2871-7616-9604-8775**

Property type

Detached house

Total floor area

208 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.](#)

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	44   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Granite or whinstone, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 26% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Additional information

Additional information about this property:

- Stone walls present, not insulated
-

## Environmental impact of this property

This property's potential production

4.3 tonnes of CO2

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

---

An average household produces 6 tonnes of CO2

---

This property produces 10.0 tonnes of CO2

---

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 5.7 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 (44) to C (74).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£739
2. Floor insulation	£800 - £1,200	£161
3. Low energy lighting	£85	£51
4. Heating controls (room thermostat)	£350 - £450	£80
5. Condensing boiler	£2,200 - £3,000	£204
6. Solar photovoltaic panels	£9,000 - £14,000	£238

## 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 £2717

---

Potential saving £1234

---

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/>).

## 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 33952 kWh per year

---

Water heating 2355 kWh per year

---

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Loft insulation	698 kWh per year
-----------------	------------------

---

Solid wall insulation	11105 kWh per year
-----------------------	--------------------

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

# 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

Peter Turbfield

Telephone

07974 688741

Email

[peterturbfield46@msn.com](mailto:peterturbfield46@msn.com)

## Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/007604

Telephone

01455 883 250

Email

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

## Assessment details

Assessor's declaration

No related party

Date of assessment

9 September 2014

Date of certificate

10 September 2014

Type of assessment

[RdSAP](#)

---