Energy performance certificate (EPC)			
Flat 5 30 Park Road SALFORD M6 8JP	Energy rating	Valid until: 31 July 2032 Certificate number: 0160-2671-7131-2122-6425	
Property type	Top-floor flat		
Total floor area		44 square metres	

Rules on letting this property

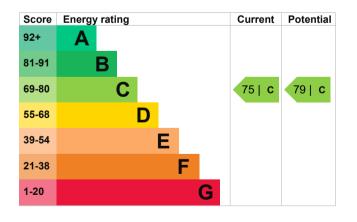
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

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

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)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 67% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 188 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	1.5 tonnes of CO2
This property's current envi rating is C. It has the potent		This property's potential production	1.1 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 0.4 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

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 C (75) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£61
2. Low energy lighting	£10	£12

Paying for energy improvements

visit Simple Energy Advice

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		(https://www.simpleenergyadvice.org.uk/).	
potential savings		Heating use in th	is property
Estimated yearly energy cost for this property	£389	Heating a property usually makes up the majority of energy costs.	
Potential saving	£73	Estimated energy used to heat this property	
The estimated cost shows how muc	h the	Type of heating	Estimated energy used
average household would spend in this property for heating, lighting and hot water. It is not based		Space heating	3520 kWh per year
on how energy is used by the people property.		Water heating	1596 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u>		Potential energy savings by installing insulation	
recommended step in order.	<u>1</u>	Type of insulation	Amount of energy saved
For advice on how to reduce your er	nergy bills	Solid wall insulation	1528 kWh per year

https://find-energy-certificate.service.gov.uk/energy-certificate/0160-2671-7131-2122-6425?print=true

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	Noel Cooke
Telephone	07816 920304
Email	sales@njcenergy.c

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

.co.uk

Stroma Certification Ltd STRO003996 0330 124 9660 certification@stroma.com

No related party 29 July 2022 1 August 2022 RdSAP