Energy performance certificate (EPC)			
12 Culbert Avenue MANCHESTER	Energy rating	Valid until:	4 July 2035
M20 6HB		Certificate number:	0037-0207-5205-2217-7400
Property type	S	Semi-detached house	
Total floor area	77 square metres		

Rules on letting this property

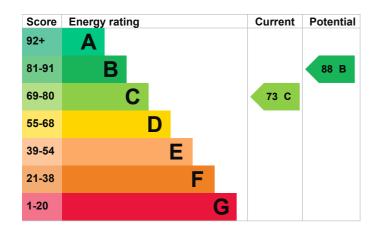
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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	Solid brick, with external insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Very poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 147 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had no smart meters when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£885 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 £133 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 4,617 kWh per year for heating
- 2,538 kWh per year for hot water

Impact on the environment

Impact on the environment		2.0 tonnes of CO2
npact rating is C. It	This property's potential production	1.6 tonnes of CO2
	You could improve this prope making the suggested chang protect the environment.	, , , , , , , , , , , , , , , , , , ,
	These ratings are based on a average occupancy and ener	rgy use. People living at
6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.
•	npact rating is C. It est) to G (worst) on) they produce each	This property's potential production You could improve this proper making the suggested chang protect the environment. These ratings are based on a average occupancy and ener the property may use different

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£59
2. Low energy lighting	£420 - £490	£74
3. Solar photovoltaic panels	£8,000 - £10,000	£253

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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	John Mulligan
Telephone	07957636080
Email	john@propertysolutionsnw.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203178
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 July 2025
Date of certificate	5 July 2025
Type of assessment	RdSAP