### **Energy performance certificate (EPC)**

Flat 46 19 Church St St Helens WA10 1BG

Energy rating

Valid until:

15 November 2031

Certificate number: 9510-2264-1090-2509-4095

Property type

Top-floor flat

Total floor area

25 square metres

### Rules on letting this property

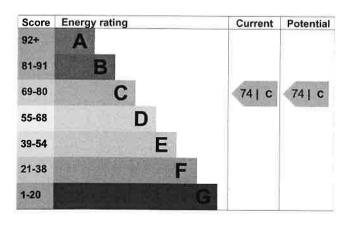
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy efficiency rating for this property

This property's current energy rating is C. 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

#### 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	System built, with internal insulation	Very good
Roof	Flat, insulated	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 384 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	1.6 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be D.		This property's potential production	1.6 tonnes of CO2
Properties are rated in a scapased on how much carbon produce.	dioxide (CO2) they	By making the recommend could reduce this property's 0.0 tonnes per year. This we environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.  An average household 6 tonnes of CO2		Environmental impact rating assumptions about average energy use. They may not	e occupancy and
produces	o tornies or CO2	consumed by the people liv	

#### Improve this property's energy performance

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (https://www.simpleenergyadvice.org.uk/)

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£428
Potential saving	£0

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.gov.uk/improve-energy-efficiency">https://www.gov.uk/improve-energy-efficiency</a>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

Type of heating	Estimated energy used			
Space heating	1585 kWh per year			
Water heating	1445 kWh per year			
Potential energy savings by installing				

## insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### 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.

Paul Reid

01695 624423

#### Assessor contact details

Assessor's name Telephone

Email <u>preid@epcwigan.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd Assessor ID STRO000636

Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
4 November 2021
16 November 2021

Type of assessment RdSAP