

# Energy performance certificate (EPC)

Flat 142, Lee Lane Horwich Bolton BL6 7AF	Energy rating <div>E</div>	Valid until: 16 February 2025 Certificate number: 8755-7322-3800-7173-0992
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Property type  
Top-floor flat

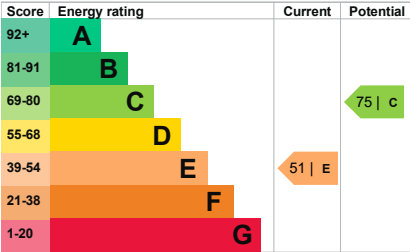
Total floor area  
65 square metres

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
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, no cylinder thermostat	Poor
Lighting	Low energy lighting in 73% of fixed outlets	Very good
Floor	To unheated space, 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 429 kilowatt hours per square metre (kWh/m2).  
► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	4.9 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.8 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.

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 E (51) to C (75).

► [Do I need to follow these steps in order?](#)



Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£163

Potential rating after completing step 1



Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£193

Potential rating after completing steps 1 and 2



Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£23

Potential rating after completing steps 1 to 3



Step 4: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£10

Potential rating after completing steps 1 to 4



Step 5: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£55

Potential rating after completing steps 1 to 5



Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£101

Potential rating after completing steps 1 to 6



Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1082
Potential saving if you complete every step in order	£546

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.

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	10448 kWh per year
Water heating	3639 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	2611 kWh per year

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Simon Yates

Telephone

08450945192

Email

[epcquery@vibrantenergymatters.co.uk](mailto:epcquery@vibrantenergymatters.co.uk)

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO019109

Telephone

0330 124 9660

Email

[certification@stroma.com](mailto:certification@stroma.com)

Assessment details

Assessor's declaration

No related party

Date of assessment

17 February 2015

Date of certificate

17 February 2015

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [ahc.digital-services@levellingup.gov.uk](mailto:ahc.digital-services@levellingup.gov.uk), or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

Valid until

19 January 2025

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