

# Energy performance certificate (EPC)

48, Moss Lane Platt Bridge WIGAN WN2 3TQ	Energy rating <b>D</b>	Valid until: <b>12 March 2024</b>
		Certificate number: <b>0689-2852-6875-9694-3791</b>

**Property type**  
Mid-terrace house

**Total floor area**  
70 square metres

**Rules on letting this property**

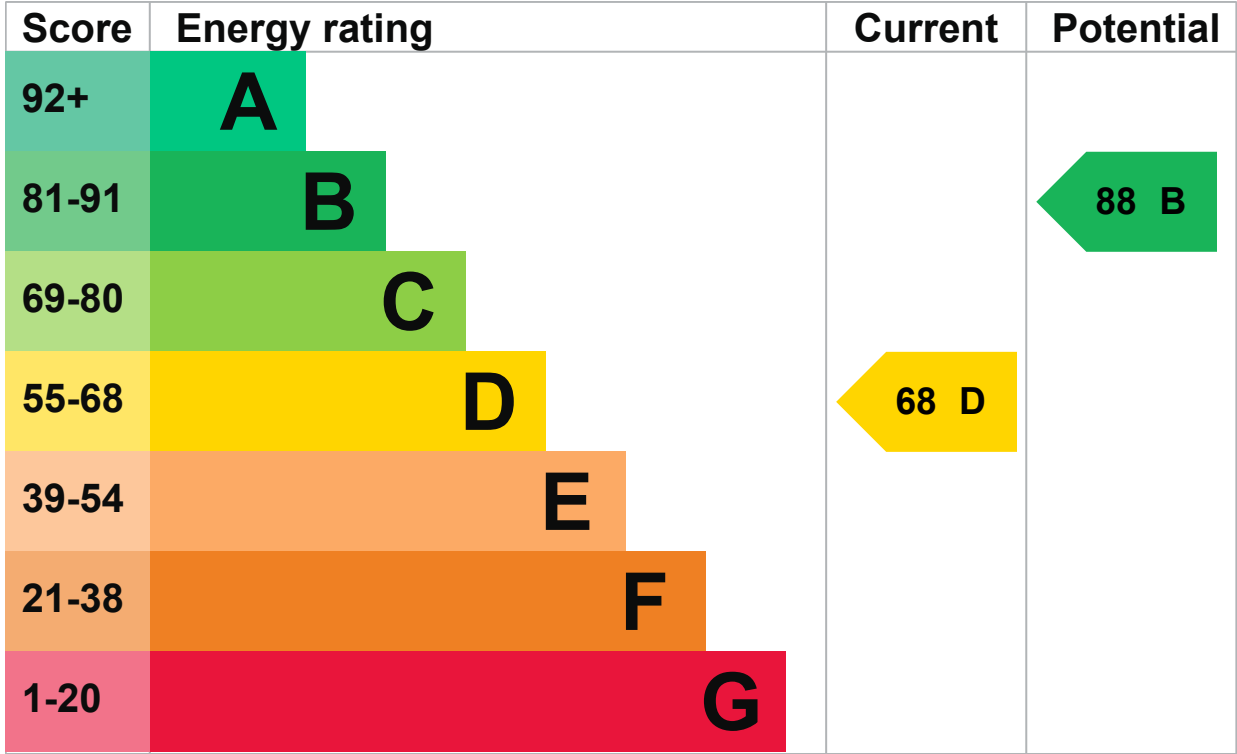
Properties can be let if they have an energy rating from A to E.

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 rating and score**

This property’s current energy rating is D. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



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, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 250mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£660 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 £181 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 7,614 kWh per year for heating
- 2,004 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.6 tonnes of CO<sub>2</sub>

### This property's potential production

0.9 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

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

### Step 1: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£23

Potential rating after completing step 1

69 C

### Step 2: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£10

Potential rating after completing steps 1 and 2

70 C

### Step 3: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£31

Potential rating after completing steps 1 to 3

71 C

## Step 4: Heating controls (room thermostat and TRVs)

### Typical installation cost

£350 - £450

### Typical yearly saving

£62

### Potential rating after completing steps 1 to 4

74 C

## Step 5: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£26

### Potential rating after completing steps 1 to 5

75 C

## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows


### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£29

### Potential rating after completing steps 1 to 6

77 C

## Step 7: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

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## Typical yearly saving

£231

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## Potential rating after completing steps 1 to 7

88 B

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## Help paying for energy improvements

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

## More ways to save energy

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

### 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

Irfan Nabi

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### Telephone

07852 192080

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### Email

[irfannabi@in-energy.co.uk](mailto:irfannabi@in-energy.co.uk)

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## Contacting the accreditation scheme

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

### Accreditation scheme

ECMK

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### Assessor's ID

ECMK201896

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**Telephone**0333 123 1418

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**Email**[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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**About this assessment****Assessor's declaration**No related party

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**Date of assessment**12 March 2014

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**Date of certificate**13 March 2014

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**Type of assessment** [RdSAP](#)

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[8709-5688-5529-6896-6173 \(/energy-certificate/8709-5688-5529-6896-6173\)](/energy-certificate/8709-5688-5529-6896-6173)**Valid until**18 September 2023

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**Certificate number**[8169-6624-8850-9513-7906 \(/energy-certificate/8169-6624-8850-9513-7906\)](/energy-certificate/8169-6624-8850-9513-7906)**Expired on**9 April 2021

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