

Energy performance certificate (EPC)

40, Philipps Park Road West
 Broomfield
 MANCHESTER
 M12 9TJ

Energy rating
D

Valid until: 16 August 2030

Certificate number: 8709-9327-4122-2497-7863

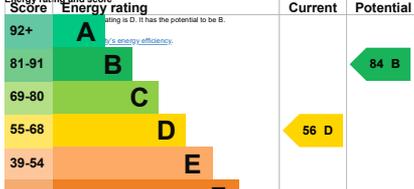
Property type	Detached bungalow
Total floor area	68 square metres

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 requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score



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	Cavity wall, filled cavity	Average
Roof	Pitched, 200 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 mains system	Average
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, 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 351 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£916 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 £343 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on **average costs in 2020** 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:

- 8,730 kWh per year for heating
- 2,203 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

This property produces 4.2 tonnes of CO₂

This property's potential production 1.5 tonnes of CO₂

Carbon emissions

An average household produces

6 tonnes of CO₂

You could improve this property's CO₂ 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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£83
2. Increase hot water cylinder insulation	£15 - £30	£17
3. Low energy lighting	£20	£28
4. Heating controls (TRVs)	£350 - £450	£26
5. Condensing boiler	£2,200 - £3,000	£155
6. Solar water heating	£4,000 - £6,000	£36
7. Solar photovoltaic panels	£3,500 - £5,500	£299

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>). 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 by visiting www.gov.uk/improve-energy-efficiency.

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
Telephone
Email

Jonathan Marsh
07789904239
jm@stromaenergydevelopment.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
Assessor's ID
Telephone
Email

Stroma Certification Ltd
0 TRC012 109
0330 124 9660
certification@stroma.com

About this assessment

Assessor's declaration
Date of assessment
Date of certificate
Type of assessment

No related party
17 August 2020
17 August 2020
[RuSAP](#)
