

Energy performance certificate (EPC)

4, Woodhall Avenue Whitefield MANCHESTER M45 7QF	Energy rating D	Valid until: 19 May 2026
		Certificate number: 8602-9863-1529-7897-0563

Property type	Semi-detached house
Total floor area	96 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 energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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, as built, no insulation (assumed)	Poor
Roof	Pitched, 12 mm loft insulation	Very poor
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	Good
Lighting	No low energy lighting	Very 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 288 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,117 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 £493 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 15,889 kWh per year for heating
- 2,219 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	4.9 tonnes of CO ₂
This property's potential production	1.7 tonnes of CO ₂

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.

Steps you could take to save energy

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£124
Potential rating after completing step 1	64 D

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£196
Potential rating after completing steps 1 and 2	71 C

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after completing steps 1 to 3	72 C

Step 4: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£52
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	£35
Potential rating after completing steps 1 to 5	75 C

Step 6: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£43

Potential rating after completing steps 1 to 6**77 C****Step 7: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£5,000 - £8,000

Typical yearly saving

£245

Potential rating after completing steps 1 to 7**86 B****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

John Walters

Telephone

07983959881

Emailjohnwalters1984@gmail.com**Contacting the accreditation scheme**

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

Accreditation scheme

ECMK

Assessor's ID

ECMK301254

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk**About this assessment****Assessor's declaration**

No related party

Date of assessment

16 May 2016

Date of certificate

20 May 2016

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0032-2858-7851-9805-2635 \(/energy-certificate/0032-2858-7851-9805-2635\)](#)

Valid until

7 May 2025

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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