

# Energy performance certificate (EPC)

22 MILTON STREET MIDDLETON M24 5TU	Energy rating <b>E</b>	Valid until: 27 January 2031
		Certificate number: 2983-0002-9209-0209-3204

## Property type

end-terrace house

## Total floor area

80 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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, filled cavity	Average
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 86% of fixed outlets	Very good

Feature	Description	Rating
Floor	Suspended, 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 399 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 **£1,164 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 £415 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 16,384 kWh per year for heating
- 2,112 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 4,017 kWh per year from loft insulation

## More ways to save energy

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

### Environmental impact of this property

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

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

5.7 tonnes of CO2

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**This property's potential production**

2.5 tonnes of CO2

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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

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

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

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Typical yearly saving

£210

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Potential rating after completing step 1

**59 D**

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### Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

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Typical yearly saving

£71

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Potential rating after completing steps 1 and 2

**62 D**

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### Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

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Typical yearly saving

£104

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Potential rating after completing steps 1 to 3

**66 D**

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## Step 4: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£29

### Potential rating after completing steps 1 to 4

67 D

## Step 5: Solar photovoltaic panels, 2.5 kWp


### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£300

### Potential rating after completing steps 1 to 5

78 C

## 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.

### 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

Matthew Morris

### Telephone

02033978220

### Email

[hello@propcert.co.uk](mailto:hello@propcert.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

Stroma Certification Ltd

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### Assessor's ID

STRO035375

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### Telephone

0330 124 9660

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### Email

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

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

28 January 2021

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28 January 2021

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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).

There are no related certificates for this property.