Energy performance certificate (EPC)					
143 Wheelman Road CREWE CW1 3QN	Energy rating	Valid until:	6 May 2034		
		Certificate number:	2149-3091-6191-5422- 6271		
Property type		Semi-detached hou	JSE		
Total floor area		80 square metres			

Rules on letting this property

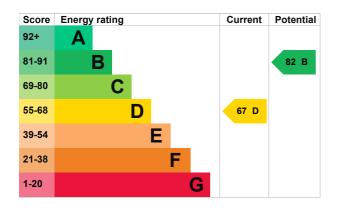
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance</u>).

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.



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, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,356 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 £213 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 7,935 kWh per year for heating
- 2,114 kWh per year for hot water

Impact on the environment 3.0 tonnes of CO2 This property produces This property's 1.6 tonnes of CO2 This property's environmental impact rating is potential production D. It has the potential to be B. Properties get a rating from A (best) to G You could improve this property's CO2 (worst) on how much carbon dioxide (CO2) emissions by making the suggested changes. they produce each year. This will help to protect the environment. These ratings are based on assumptions **Carbon emissions** about average occupancy and energy use. People living at the property may use different An average household 6 tonnes of CO2 amounts of energy. produces

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£85
2. Low energy lighting	£30	£69
3. Solar water heating	£4,000 - £6,000	£61
4. Solar photovoltaic panels	£3,500 - £5,500	£544

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Joanne Blood
Telephone	01782610546
Email	joanneb@firstpropertyservices.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	ECMK
Assessor's ID	ECMK304901
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	7 May 2024	
Date of certificate	7 May 2024	
Type of assessment	RdSAP	