

# Energy performance certificate (EPC)

86, Button Lane  
MANCHESTER  
M23 0WA

Energy rating

E

Valid until 12 January 2026

Certificate number

0573-2882-6895-9896-6481

## Property type

end-terrace house

## Total floor area

79 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good
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 388 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

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

### This property produces

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

### This property's potential production

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.9 tonnes per year. This will help to protect the environment.

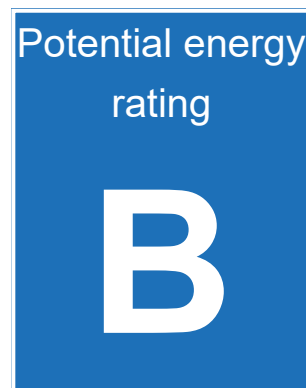
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (48) to B (84).

► [What is an energy rating?](#)



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

Increase loft insulation to 270 mm

#### Typical installation cost

£100 - £350

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#### Typical yearly saving

£26

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#### Potential rating after carrying out recommendation 1

49 | E

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### Recommendation 2: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

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#### Typical yearly saving

£236

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#### Potential rating after carrying out recommendations 1 and 2

59 | D

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### Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

#### Typical installation cost

£800 - £1,200

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## Typical yearly saving

£57

## Potential rating after carrying out recommendations 1 to 3

61 | D

## Recommendation 4: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£40

## Potential rating after carrying out recommendations 1 to 4

63 | D

## Recommendation 5: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

### Typical installation cost

£350 - £450

### Typical yearly saving

£103

## Potential rating after carrying out recommendations 1 to 5

67 | D

## Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

### Typical installation cost

£2,200 - £3,000

## Typical yearly saving

£98

## Potential rating after carrying out recommendations 1 to 6

72 | C

## Recommendation 7: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£34

## Potential rating after carrying out recommendations 1 to 7

73 | C

## Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£5,000 - £8,000

### Typical yearly saving

£248

## Potential rating after carrying out recommendations 1 to 8

84 | B

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

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## Potential saving

£592

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

#### Space heating

13276 kWh per year

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#### Water heating

2100 kWh per year

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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	388 kWh per year
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Cavity wall insulation	3577 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Robert Fullerton

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### Telephone

01744886111

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**Email**

[info@am-energy.com](mailto:info@am-energy.com)

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## Accreditation scheme contact details

**Accreditation scheme**

Stroma Certification Ltd

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**Assessor ID**

STRO027422

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**Telephone**

0330 124 9660

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**Email**

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

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## Assessment details

**Assessor's declaration**

No related party

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**Date of assessment**

12 January 2016

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**Date of certificate**

13 January 2016

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

**Certificate number**

[9108-5084-6258-7080-8930 \(/energy-certificate/9108-5084-6258-7080-8930\)](#)



**Valid until**

10 August 2020

**EXPIRED**

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