

Energy performance certificate (EPC)

HANLEY HAYES COTTAGE
BROOKHOUSE LANE
ARMSHEAD
WERRINGTON
ST2 8ND

Energy rating

G

Valid until

26 April 2031

Certificate number

0239-0824-4000-0746-5222

Property type

Semi-detached house

Total floor area

86 square metres

Rules on letting this property



You may not be able to let this property

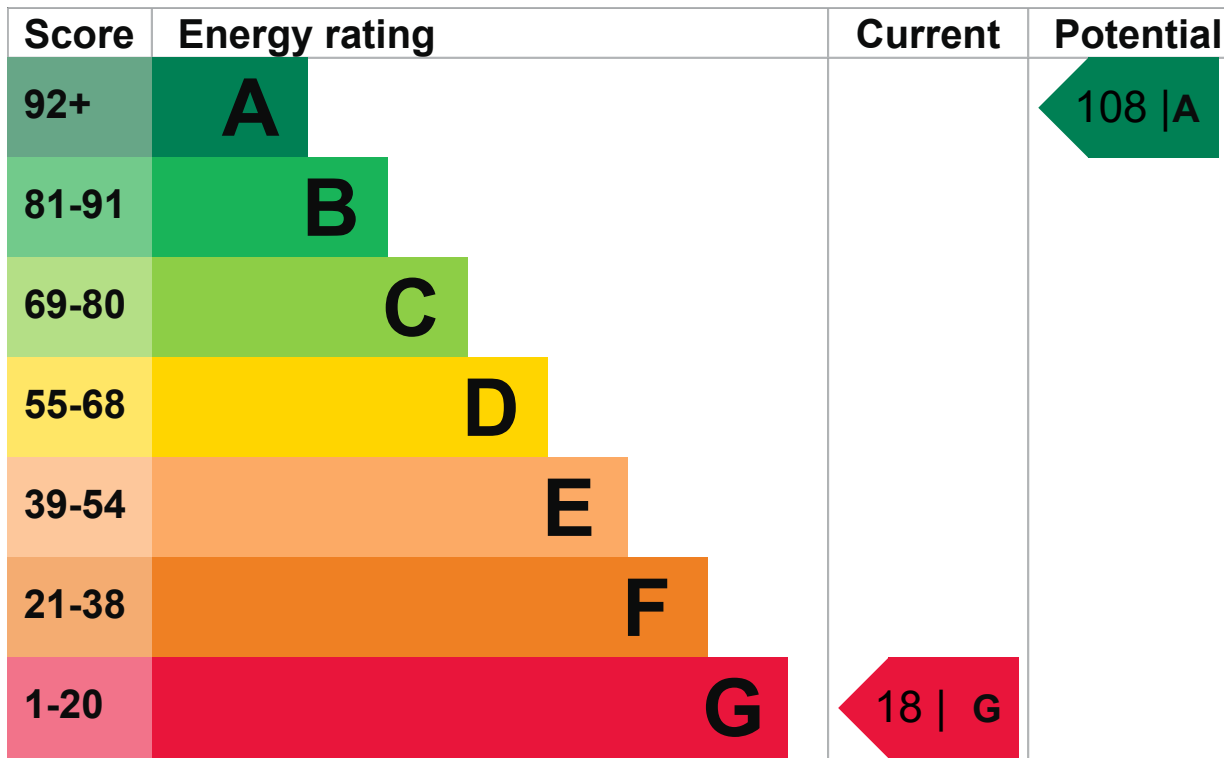
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be A.

[See how to improve this property's energy performance. \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations)



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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Fully double glazed | Good |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Appliance thermostats | Good |

| Feature | Description | Rating |
|-------------------|---|-----------|
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 38% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Primary energy use

The primary energy use for this property per year is 582 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

8.9 tonnes of CO₂

This property's potential production

1.6 tonnes of CO₂

By making the [recommended changes \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations), you could reduce this property's CO₂ emissions by 7.3 tonnes per year. This will help to protect the environment.

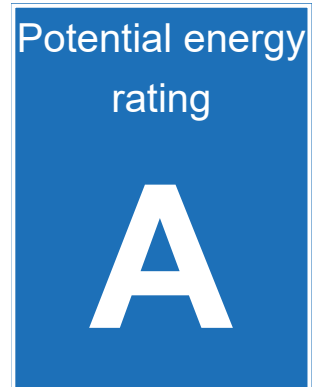
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 G (18) to A (108).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£66

Potential rating after carrying out recommendation 1

20 | G

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,055

Potential rating after carrying out recommendations 1 and 2

43 | E

Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£183

Potential rating after carrying out recommendations 1 to 3

49 | E

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£25

Potential rating after carrying out recommendations 1 to 4

49 | E

Recommendation 5: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,600 - £2,400

Typical yearly saving

£717

Potential rating after carrying out recommendations 1 to 5

73 | C

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6

75 | C

Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£350

Potential rating after carrying out recommendations 1 to 7

86 | B

Recommendation 8: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£727

Potential rating after carrying out recommendations 1 to 8

108 | A

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**

£2938

Potential saving

£2115

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 \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations).

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

13564 kWh per year

Water heating

2024 kWh per year

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|-----------------------|------------------------|
| Loft insulation | 365 kWh per year |
| Solid wall insulation | 5859 kWh per year |

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

Christine Dakin

Telephone

01538373308

Email

chris@grahamwatkins.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/019847

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

Employed by the professional dealing with the property transaction

Date of assessment

26 April 2021

Date of certificate

27 April 2021

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.

There are no related certificates for this property.