

| Energy performance certificate (EPC)       |                               |                     |                          |
|--------------------------------------------|-------------------------------|---------------------|--------------------------|
| 1 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><div>B</div> | Valid until:        | 1 May 2035               |
|                                            |                               | Certificate number: | 0829-3049-5305-7245-9200 |
| Property type                              |                               | End-terrace house   |                          |
| Total floor area                           |                               | 90 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 39 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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How this affects your energy bills

An average household would need to spend **£584 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 £37 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £248                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

2 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating  
**B**

Valid until: 16 September 2035

Certificate number: 5135-6731-0500-0103-4296

Property type

Semi-detached bungalow

Total floor area

61 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/5135-6731-0500-0103-4296?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.19 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.08 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.1 W/m <sup>2</sup> K                       | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.2 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 46 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£524 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £7,000           | £39                   |
| 2. Solar photovoltaic panels | £8,000 - £10,000          | £246                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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.

|                 |                                                                                            |
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| Assessor's name | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
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|----------------------|------------------------------------------------------------------------------------|
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| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 17 September 2025   |
| Date of certificate    | 17 September 2025   |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

3 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating  
**B**

Valid until: 1 May 2035

Certificate number: 0823-3049-6305-7045-9200

Property type

Mid-terrace house

Total floor area

90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0823-3049-6305-7045-9200?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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How this affects your energy bills

An average household would need to spend **£535 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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.

|                 |                                                                                            |
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| Assessor's name | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
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|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

4 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating  
**B**

Valid until: 16 September 2035

Certificate number: 0300-3413-6510-2795-4401

Property type

Semi-detached bungalow

Total floor area

61 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0300-3413-6510-2795-4401?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.19 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.08 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.1 W/m <sup>2</sup> K                       | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 2.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Very good |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 46 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£515 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces 0.3 tonnes of CO2

This property's potential production 0.2 tonnes of CO2

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.

### Carbon emissions

An average household produces 6 tonnes of CO2

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## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £7,000           | £39                   |
| 2. Solar photovoltaic panels | £8,000 - £10,000          | £245                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## Who to contact about this certificate

### Contacting the assessor

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| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 17 September 2025   |
| Date of certificate    | 17 September 2025   |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)       |                        |                     |                          |
|--------------------------------------------|------------------------|---------------------|--------------------------|
| 5 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br>B | Valid until:        | 1 May 2035               |
|                                            |                        | Certificate number: | 4235-6935-7400-0442-9206 |
| Property type                              |                        | Mid-terrace house   |                          |
| Total floor area                           |                        | 90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Breakdown of property's energy performance

### Features in this property

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Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature              | Description                                                                | Rating    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

How this affects your energy bills

An average household would need to spend **£535 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Impact on the environment</b>                                                                            |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| <b>Carbon emissions</b>                                                                                     |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)       |                               |                     |                          |
|--------------------------------------------|-------------------------------|---------------------|--------------------------|
| 6 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><div>B</div> | Valid until:        | 13 May 2035              |
|                                            |                               | Certificate number: | 1535-0235-1500-0514-0292 |
| Property type                              |                               | End-terrace house   |                          |
| Total floor area                           |                               | 116 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Good      |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£660 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO2

This property produces 0.4 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £224                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)       |                               |                     |                          |
|--------------------------------------------|-------------------------------|---------------------|--------------------------|
| 7 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 1 May 2035               |
|                                            |                               | Certificate number: | 0370-3742-6450-2905-2931 |
| Property type                              |                               | Mid-terrace house   |                          |
| Total floor area                           |                               | 90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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How this affects your energy bills

An average household would need to spend **£535 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)       |                               |                     |                          |
|--------------------------------------------|-------------------------------|---------------------|--------------------------|
| 8 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                            |                               | Certificate number: | 9046-3050-9305-0255-2204 |
| Property type                              |                               | Mid-terrace house   |                          |
| Total floor area                           |                               | 116 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 B. 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

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

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.16 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 31 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£608 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO2

This property produces 0.3 tonnes of CO2

This property's potential production 0.2 tonnes of CO2

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £223                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)       |                        |                     |                          |
|--------------------------------------------|------------------------|---------------------|--------------------------|
| 9 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br>B | Valid until:        | 1 May 2035               |
|                                            |                        | Certificate number: | 9835-6935-7400-0472-9206 |
| Property type                              |                        | Mid-terrace house   |                          |
| Total floor area                           |                        | 90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

How this affects your energy bills

An average household would need to spend **£535 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 10 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 4235-9235-0500-0574-0292 |
| Property type                               |                               | Mid-terrace house   |                          |
| Total floor area                            |                               | 116 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 B. 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

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

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.16 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.5 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 31 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£608 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO2

This property produces 0.3 tonnes of CO2

This property's potential production 0.2 tonnes of CO2

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £223                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

11 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating  
**B**

Valid until: 1 May 2035

Certificate number: 0370-3142-7450-2905-8965

Property type

Mid-terrace house

Total floor area

90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3142-7450-2905-8965?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£535 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 12 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><div>B</div> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 3435-9235-0500-0534-0296 |
| Property type                               |                               | End-terrace house   |                          |
| Total floor area                            |                               | 116 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Good      |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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### How this affects your energy bills

An average household would need to spend **£660 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Impact on the environment</b>                                                                            |                 | This property produces                                                                                                                            | 0.4 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| <b>Carbon emissions</b>                                                                                     |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

### Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £224                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

### Energy performance certificate (EPC)

13 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating

B

Valid until:

1 May 2035

Certificate number:

0370-3242-7450-2905-8911

Property type

End-terrace house

Total floor area

90 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3242-7450-2905-8911?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 39 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

How this affects your energy bills

An average household would need to spend **£584 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 £37 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.3 tonnes of CO2 |
| This property's environmental impact rating is A. It has the potential to be A.                             |                 | This property's potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £248                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 2 May 2025          |
| Date of certificate    | 2 May 2025          |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                        |                     |                          |
|---------------------------------------------|------------------------|---------------------|--------------------------|
| 14 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br>B | Valid until:        | 13 May 2035              |
|                                             |                        | Certificate number: | 9140-3050-9305-0055-2204 |
| Property type                               |                        | End-terrace house   |                          |
| Total floor area                            |                        | 90 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 B. 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

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

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.5 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 38 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£579 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £248                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 15 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 9140-3050-4305-0855-2200 |
| Property type                               |                               | End-terrace house   |                          |
| Total floor area                            |                               | 113 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Good      |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£657 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO2

This property produces 0.4 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £224                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 16 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 9045-3050-8305-0755-2200 |
| Property type                               |                               | Mid-terrace house   |                          |
| Total floor area                            |                               | 90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£532 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

17 Shaw Park Close  
MANCHESTER  
M11 1AB

Energy rating  
**B**

Valid until: 13 May 2035

Certificate number: 0300-3054-5550-2295-7021

Property type

Mid-terrace house

Total floor area

113 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0300-3054-5550-2295-7021?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£617 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 £36 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.4 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £37                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £256                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 18 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 1535-8235-0500-0584-0292 |
| Property type                               |                               | Mid-terrace house   |                          |
| Total floor area                            |                               | 90 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£532 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 £39 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces 0.3 tonnes of CO2

This property's potential production 0.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £247                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                               |                     |                          |
|---------------------------------------------|-------------------------------|---------------------|--------------------------|
| 19 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br><b>B</b> | Valid until:        | 13 May 2035              |
|                                             |                               | Certificate number: | 9342-3050-5305-0755-2204 |
| Property type                               |                               | Mid-terrace house   |                          |
| Total floor area                            |                               | 113 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.17 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£617 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 £36 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.4 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £37                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £256                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                        |                     |                          |
|---------------------------------------------|------------------------|---------------------|--------------------------|
| 20 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br>B | Valid until:        | 13 May 2035              |
|                                             |                        | Certificate number: | 9135-5235-0500-0544-0296 |
| Property type                               |                        | End-terrace house   |                          |
| Total floor area                            |                        | 90 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 B. 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

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

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 38 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£581 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 £38 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 0.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £38                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £248                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)        |                        |                     |                          |
|---------------------------------------------|------------------------|---------------------|--------------------------|
| 21 Shaw Park Close<br>MANCHESTER<br>M11 1AB | Energy rating<br><br>B | Valid until:        | 13 May 2035              |
|                                             |                        | Certificate number: | 9745-3050-5305-0755-2204 |
| Property type                               |                        | End-terrace house   |                          |
| Total floor area                            |                        | 113 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.12 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Good      |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 35 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£657 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO2

This property produces 0.4 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

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

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £224                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 14 May 2025         |
| Date of certificate    | 14 May 2025         |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

55 Louisa Street  
MANCHESTER  
M11 1AD

Energy rating

B

Valid until:

28 April 2035

Certificate number:

1235-4834-7400-0001-9226

Property type

End-terrace house

Total floor area

116 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/1235-4834-7400-0001-9226?print=true

1/4

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.18 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Good      |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.2 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 36 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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How this affects your energy bills

An average household would need to spend **£701 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 £0 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.4 tonnes of CO2 |
| This property’s environmental impact rating is A. It has the potential to be A.                             |                 | This property’s potential production                                                                                                              | 0.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £226                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 29 April 2025       |
| Date of certificate    | 29 April 2025       |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)      |                               |                     |                          |
|-------------------------------------------|-------------------------------|---------------------|--------------------------|
| 57 Louisa Street<br>MANCHESTER<br>M11 1AD | Energy rating<br><div>B</div> | Valid until:        | 28 April 2035            |
|                                           |                               | Certificate number: | 2110-3049-4304-7705-8204 |
| Property type                             |                               | Mid-terrace house   |                          |
| Total floor area                          |                               | 116 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.16 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 33 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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How this affects your energy bills

An average household would need to spend **£643 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 £0 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.4 tonnes of CO2 |
| This property’s environmental impact rating is A. It has the potential to be A.                             |                 | This property’s potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £225                  |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 | Benjamin Matthews                                                                          |
| Telephone       | 0116 275 8315                                                                              |
| Email           | <a href="mailto:ben.matthews@focus-consultants.com">ben.matthews@focus-consultants.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/019242                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 29 April 2025       |
| Date of certificate    | 29 April 2025       |
| Type of assessment     | <a href="#">SAP</a> |

Energy performance certificate (EPC)

59 Louisa Street  
MANCHESTER  
M11 1AD

Energy rating

B

Valid until:

28 April 2035

Certificate number:

0370-3901-3440-2825-7985

Property type

Mid-terrace house

Total floor area

116 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 B. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3901-3440-2825-7985?print=true

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## 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    |
|----------------------|----------------------------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.16 W/m <sup>2</sup> K                      | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K                      | Very good |
| Floor                | Average thermal transmittance 0.09 W/m <sup>2</sup> K                      | Very good |
| Windows              | High performance glazing                                                   | Good      |
| Main heating         | Air source heat pump, radiators, electric                                  | Average   |
| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
| Lighting             | Good lighting efficiency                                                   | Good      |
| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None                                                                       | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 33 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

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How this affects your energy bills

An average household would need to spend **£643 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 £0 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Impact on the environment                                                                                   |                 | This property produces                                                                                                                            | 0.4 tonnes of CO2 |
| This property’s environmental impact rating is A. It has the potential to be A.                             |                 | This property’s potential production                                                                                                              | 0.2 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. |                 | You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions                                                                                            |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £225                  |

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|                        |                     |
|------------------------|---------------------|
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| Date of certificate    | 29 April 2025       |
| Type of assessment     | <a href="#">SAP</a> |

| Energy performance certificate (EPC)      |                               |                     |                          |
|-------------------------------------------|-------------------------------|---------------------|--------------------------|
| 61 Louisa Street<br>MANCHESTER<br>M11 1AD | Energy rating<br><div>B</div> | Valid until:        | 28 April 2035            |
|                                           |                               | Certificate number: | 0370-3801-3440-2825-4981 |
| Property type                             |                               | Mid-terrace house   |                          |
| Total floor area                          |                               | 116 square metres   |                          |
|                                           |                               |                     |                          |

Rules on letting this property

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

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Energy rating and score

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

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| Main heating control | Time and temperature zone control                                          | Very good |
| Hot water            | From main system                                                           | Good      |
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| Air tightness        | Air permeability [AP50] = 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
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| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

Steps you could take to save energy

|                              |                           |                       |
|------------------------------|---------------------------|-----------------------|
| Step                         | Typical installation cost | Typical yearly saving |
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|                        |                     |
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