Energy performance certificate (EPC)			
86 Cuckoo Lane Prestwich MANCHESTER	Energy rating	Valid until:	26 February 2035
MANCHESTER M25 2NG	C	Certificate number:	0360-2389-3420-2695-6641
Property type	Ν	/lid-terrace house	
Total floor area	67 square metres		

Rules on letting this property

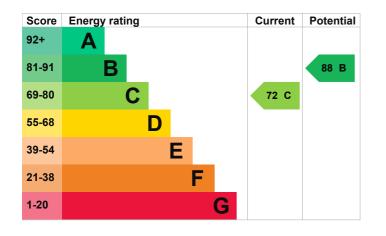
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£786 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 £116 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.

Heating this property

Estimated energy needed in this property is:

- 6,764 kWh per year for heating
- 2,014 kWh per year for hot water

Impact on the environment

	····· [···] [···]	
impact rating is C. It	This property's potential production	1.1 tonnes of CO2
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of ene	it amounts of energy.
	impact rating is C. It (best) to G (worst) on D2) they produce each 6 tonnes of CO2	impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

This property produces

2.4 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£40
2. Floor insulation (suspended floor)	£800 - £1,200	£37
3. Solar water heating	£4,000 - £6,000	£38
4. Solar photovoltaic panels	£3,500 - £5,500	£388

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Yechezkel Gittleson
Telephone	01618833530
Email	info@propview.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 February 2025
Date of certificate	27 February 2025
Type of assessment	RdSAP