

Energy performance certificate (EPC)

APARTMENT 908
INSIGNIA
86 TALBOT ROAD
STRETFORD
M16 0PG

Energy rating

C

Valid until 13 December 2030

Certificate number

2830-4332-6009-0534-2292

Property type

Top-floor flat

Total floor area

68 square metres

Rules on letting this property

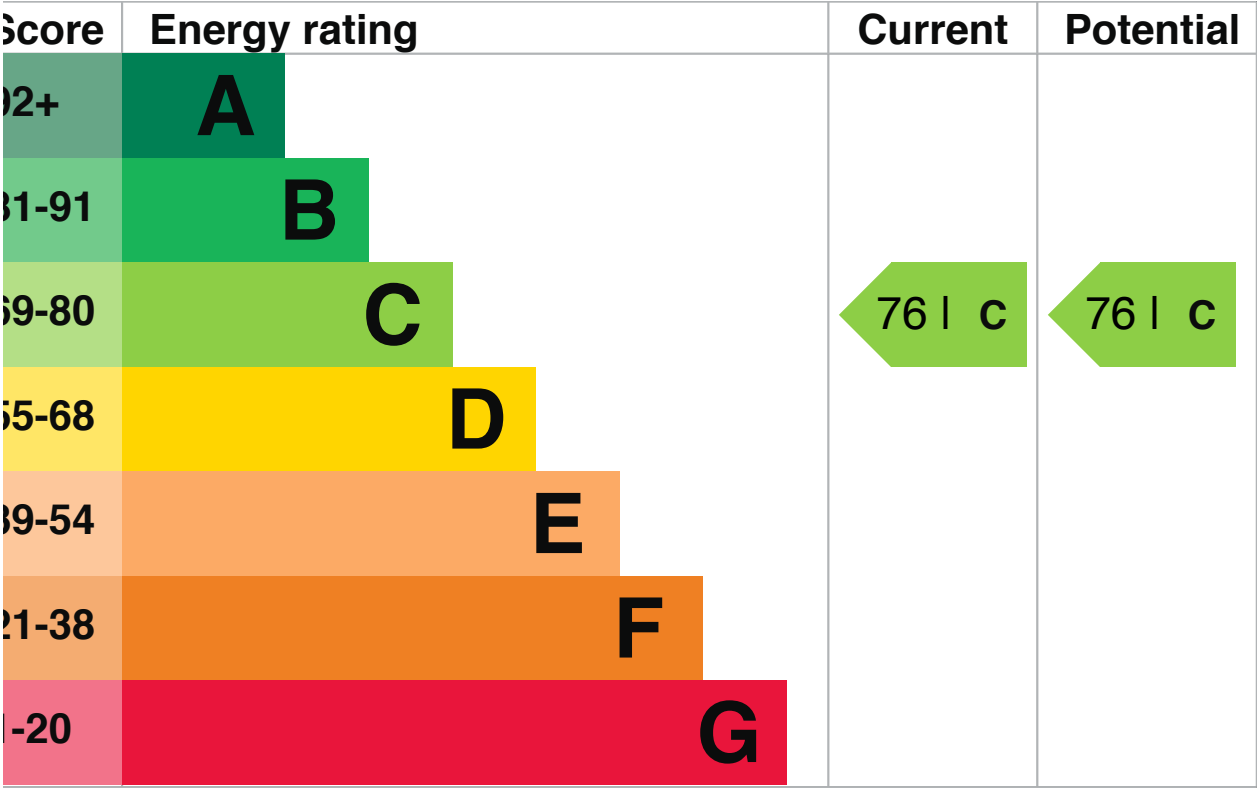
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



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

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

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

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

Breakdown of property's energy performance

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

Each feature is assessed as one of the following:

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

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

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m²K	Very good

of	Average thermal transmittance 0.15 W/m²K	Good
ndows	High performance glazing	Very good
in heating	Room heaters, electric	Very poor
in heating control	Programmer and appliance thermostats	Good
t water	Electric immersion, standard tariff	Very poor
ighting	Low energy lighting in all fixed outlets	Very good
tightness	Air permeability 2.6 m³/h.m² (as tested)	Very good
or	(other premises below)	N/A
condary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 148 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

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

than average household produces	6 tonnes of CO2
This property produces	1.7 tonnes of CO2
This property’s potential reduction	1.7 tonnes of CO2

By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

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

ow to improve this property’s energy performance

e assessor did not make any recommendations for this property.

imple Energy Advice has guidance on improving a property’s energy use. (<https://www.simpleenergyadvice.org.uk/>).



aying for energy improvements

id energy grants and ways to save energy in your home. (<https://www.gov.uk/improve-energy-efficiency>).

stimated energy use and potential savings

stimated yearly energy cost for this property	£609
otential saving	£0

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

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

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

leating use in this property

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

stimated energy used to heat this property

pace heating	1159.0 kWh per year
’ater heating	1604.0 kWh per year

otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

u might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will
lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The
timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	Adam Kinsey
elephone	07722004099
mail	adam.kinsey@twcconsulting.com

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/024090
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	14 December 2020
ate of certificate	14 December 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.