

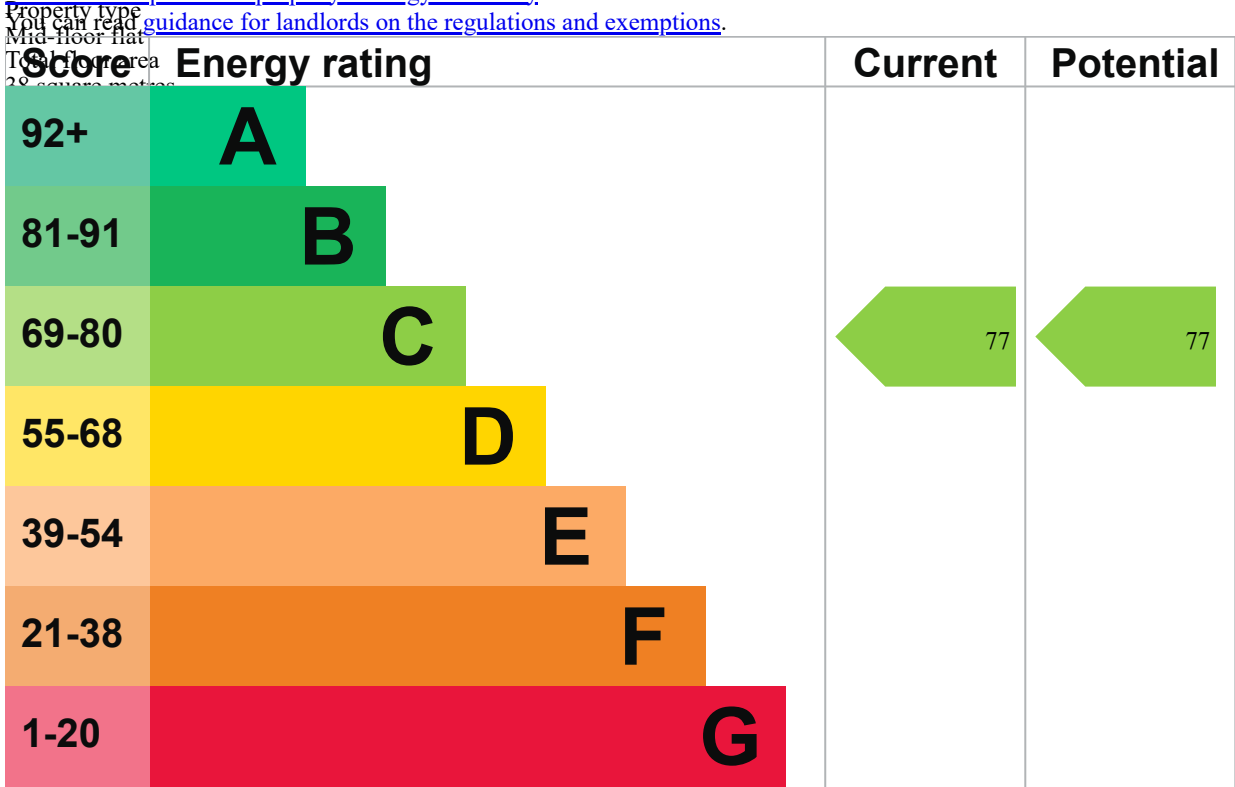
10 Wingate House  
Midgate  
PETERBOROUGH  
PE1 1WF

Energy rating

C

Valid until  
20 December 2033

Energy rating and score  
This property's energy rating is C. It has the potential to be C.  
Properties can be let if they have an energy rating from A to E.  
[See how to improve this property's energy efficiency.](#)  
You can read [guidance for landlords on the regulations and exemptions.](#)



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

Breakdown of property's energy performance  
Properties are graded from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
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.  
For properties in England and Wales:

the average energy rating is D  
Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.  
the average energy score is 60

14/05/2024, 12:33

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Feature	Description	Rating
Walls	Average thermal transmittance 0.30 W/m²K	Good
Windows	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
How this affects your energy bills	None	N/A
Secondary heating	None	N/A
An average household would need to spend £884 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.	(not tested)	N/A
Primary energy use		
The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m²).		
You could save £0 per year if you complete the suggested steps for improving this property's energy rating.		

► About primary energy use  
 This is based on average costs in 2023 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 C. It has the potential to be C.

Heating this property  
 Estimated energy needed in this property is:  
 Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.  
 719 kWh per year for heating  
 1,400 kWh per year for hot water  
 An average household produces  
 6 tonnes of CO2  
 Ways to improve energy improvements  
 This property can get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.  
 If you're unhappy with your property's energy assessment or certificate, you can complain to the assessor who created it.  
 Changes you could make  
 Ways to save energy  
 Ways to improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.  
 Ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](#)  
 Muhammad Munir

Telephone numbers are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.  
 0161 314 115  
 Email  
[hello@manchesterepc.com](mailto:hello@manchesterepc.com)  
 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/027354  
 Telephone  
 01455 883 250  
 Email  
[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)  
 About this assessment  
 Assessor's declaration  
 No related party  
 Date of assessment  
 21 December 2023  
 Date of certificate  
 21 December 2023  
 Type of assessment  
 ► Show information about the SAP