

57 Elmgate House
Midgate
PETERBOROUGH
PE1 1WE

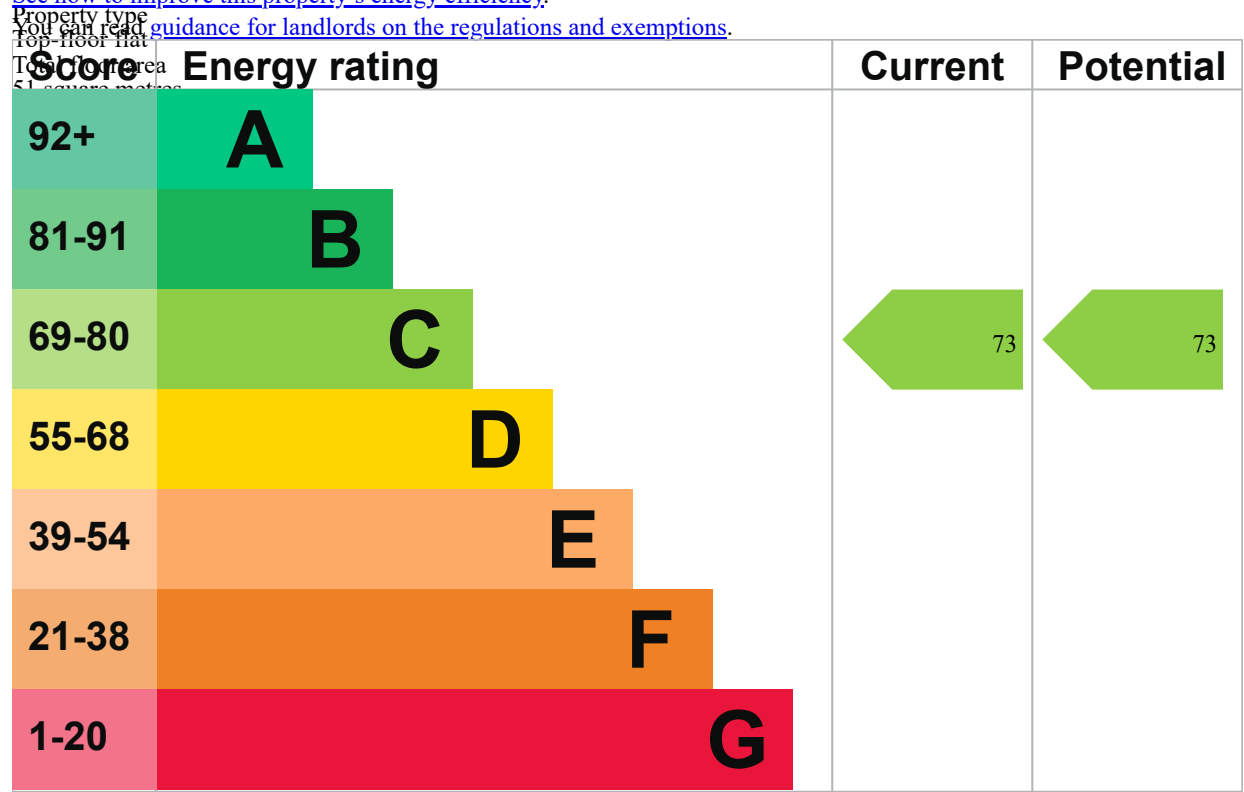
Energy rating

C

Valid until
20 December 2033

Energy rating and score
Certificate number
0790-6092-0932-6026-3273
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 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.
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 for properties in England and Wales.

the average energy rating is D
the average energy score is 60
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 0.30 W/m ² K	Good
Roof	Average thermal transmittance 0.16 W/m ² K	Good
Windows	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
How this affects your energy bills	None	N/A
Secondary heating		N/A
An average household would need to spend £1,146 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 188 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.

1,815 kWh per year for heating

1,000 kWh per year for hot water

An average household produces

6 tonnes of CO₂ energy improvements

Who can contact about this certificate

You may be able to 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

What you can do to save energy

Assessors make recommendations for this property. You can reduce your property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Muhammad Munir

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

07823 314 115

Email

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

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