

# Energy performance certificate (EPC)

7 Westwood Lane  
Ince  
WIGAN  
WN3 4NG

Energy rating

E

Valid until:

5 July 2036

Certificate number:

2300-3916-0822-5622-3663

Property type

End-terrace house

Total floor area

87 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 E. It has the potential to be C.

[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             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 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  |
|----------------------|-----------------------------------------------------|---------|
| Wall                 | Cavity wall, as built, no insulation (assumed)      | Poor    |
| Wall                 | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof                 | Pitched, 100 mm loft insulation                     | Average |
| Window               | Fully double glazed                                 | Poor    |
| Main heating         | Room heaters, mains gas                             | Average |
| Main heating control | No thermostatic control of room temperature         | Poor    |
| Hot water            | Gas boiler/circulator, no cylinder thermostat       | Poor    |
| Lighting             | Below average lighting efficiency                   | Average |
| Floor                | Solid, no insulation (assumed)                      | N/A     |
| Air tightness        | (not tested)                                        | N/A     |
| Secondary heating    | None                                                | N/A     |

### Primary energy use

The primary energy use for this property per year is 415 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

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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 **£2,589 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 £1,394 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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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### Heating this property

Estimated energy needed in this property is:

- 12,752 kWh per year for heating
  - 3,979 kWh per year for hot water
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## Impact on the environment

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

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

### Carbon emissions

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

This property produces 6.6 tonnes of CO<sub>2</sub>

This property's potential production 2.4 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.

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. Increase loft insulation to 270 mm     | £900 - £1,200             | £56                   |
| 2. Cavity wall insulation                 | £900 - £1,500             | £429                  |
| 3. Floor insulation (solid floor)         | £5,000 - £10,000          | £123                  |
| 4. Increase hot water cylinder insulation | £20 - £40                 | £31                   |
| 5. Condensing boiler                      | £3,500 - £10,000          | £700                  |
| 6. Solar photovoltaic panels              | £8,000 - £10,000          | £276                  |

## 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)

## Help paying for energy saving improvements

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

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## 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 | Paul Reid                                                      |
| Telephone       | 01695 624423                                                   |
| Email           | <a href="mailto:preid@epcwigan.co.uk">preid@epcwigan.co.uk</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/027471                                                                         |
| 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 June 2026          |
| Date of certificate    | 6 July 2026           |
| Type of assessment     | <a href="#">RdSAP</a> |

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