

Energy performance certificate (EPC)

30 Memorial Road Worsley MANCHESTER M28 3AG	Energy rating C	Valid until:	8 June 2036
		Certificate number:	3036-3326-2600-0221-3202

Property type

Mid-terrace house

Total floor area

101 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 C. It has the potential to be C.

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

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, 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 174 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

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**

Smart meters

This property had **smart meters for gas and electricity** 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 about [using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,320 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 £173 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.

Steps you could take to save energy

► Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost	£900 - £1,500
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Typical yearly saving	£106
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Potential rating after completing step 1	73 C
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Step 2: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£67
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Potential rating after completing steps 1 and 2	75 C
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Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
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Typical yearly saving	£209
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Potential rating after completing steps 1 to 3	79 C
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

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](#)

Certificate number

0088-4985-7200-3195-6900 (/energy-certificate/0088-4985-7200-3195-6900)

Expired on

7 October 2025



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