# **Energy performance certificate (EPC)**

363 Rochdale Road
BACUP
OL13 9TH

Energy rating
Certificate number: 8534-0827-2300-0239-5292

Mid-terrace house

42 square metres

# Rules on letting this property



Total floor area

# You may not be able to let this property

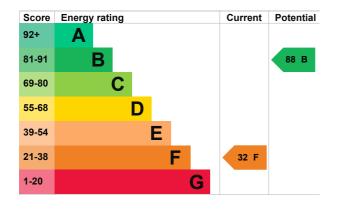
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

This property's energy rating is F. It has the potential to be B.

<u>See how to improve this property's energy efficiency.</u>



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

# 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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, no insulation (assumed)                          | Very poor |
| Window               | Fully double glazed                                       | Average   |
| 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 56% of fixed outlets               | Good      |
| Floor                | To unheated space, no insulation (assumed)                | N/A       |
| Secondary heating    | None  | N/A       |

#### Primary energy use

The primary energy use for this property per year is 678 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £2,859 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 £1,678 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 7,946 kWh per year for heating
- 967 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 4.8 tonnes of CO2

This property's 2.5 tonnes of CO2
potential production

You could improve this property's CO2 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.

# Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £321                  |
| 2. Floor insulation (suspended floor)   | £800 - £1,200             | £289                  |
| 3. Low energy lighting                  | £20                       | £16                   |
| 4. High heat retention storage heaters  | £800 - £1,200             | £746                  |
| 5. Solar water heating                  | £4,000 - £6,000           | £200                  |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Replacement glazing units | £1,000 - £1,400           | £105                  |
| 7. Solar photovoltaic panels | £3,500 - £5,500           | £534                  |

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

#### 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 | Peter Montgomery      |
|-----------------|-----------------------|
| Telephone       | 07855 466 036         |
| Email           | pjmont@btinternet.com |

## **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| Elmhurst Energy Systems Ltd    |
|--------------------------------|
| EES/020163                     |
| 01455 883 250                  |
| enquiries@elmhurstenergy.co.uk |
| No related party               |
| 11 March 2024                  |
| 11 March 2024                  |
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