# Energy performance certificate (EPC) 577, Oldham Road ROCHDALE OL16 4SU Energy rating Valid until: 30 June 2024 Certificate number: 2078-5066-6296-4844-4910 Property type Mid-terrace house Total floor area 112 square metres

# Rules on letting this property



# You may not be able to let this property

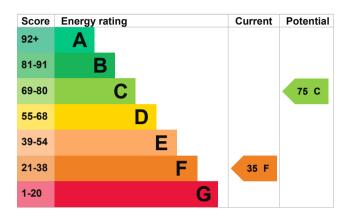
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

# **Energy rating and score**

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

<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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, plus solar, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar water heating

#### Primary energy use

The primary energy use for this property per year is 422 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,914 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 £973 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 19,762 kWh per year for heating
- 3,485 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 2,107 kWh per year from loft insulation
- 1,716 kWh per year from cavity wall insulation
- 1,381 kWh per year from solid wall insulation

#### 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>.

Environmental impact of this property		This property produces	9.1 tonnes of CO2	
This property's current envirating is F. It has the potent	•	This property's potential production	3.2 tonnes of CO2	
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about		
An average household produces	6 tonnes of CO2	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. Cavity wall insulation	£500 - £1,500	£127
2. Internal or external wall insulation	£4,000 - £14,000	£100
3. Floor insulation	£800 - £1,200	£50
4. Draught proofing	£80 - £120	£61
5. Hot water cylinder thermostat	£200 - £400	£59
6. Heating controls (room thermostat)	£350 - £450	£123
7. Condensing boiler	£2,200 - £3,000	£454
8. Solar photovoltaic panels	£9,000 - £14,000	£231

#### 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.

#### 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 Kevin Laughton Telephone 0161 724 5580

Email <u>energy.report@btinternet.com</u>

#### Contacting the accreditation scheme

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

Accreditation scheme ECMK

 Assessor's ID
 ECMK201767

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
23 June 2014
1 July 2014
RdSAP