Energy performance certificate (EPC)			
21, Chatburn Avenue	Energy rating	Valid until:	6 July 2025
ROCHDALE OL11 2YG	D	Certificate number:	0738-2873-7935-9305- 8905
Property type	:	Semi-detached hou	Ise
Total floor area		89 square metres	

Rules on letting this property

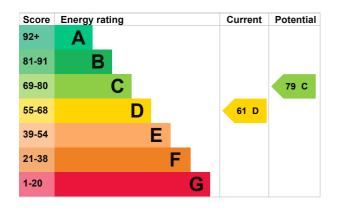
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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	Cavity wall, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,056 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 £229 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 9,629 kWh per year for heating
- 2,180 kWh per year for hot water

Impact on the envi	ronment	This property produces	4.7 tonnes of CO2	
This property's environment E. It has the potential to be		This property's potential production	2.7 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 or about average occupancy	/ and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diffe amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£60
2. Low energy lighting	£30	£29
3. Heating controls (room thermostat)	£350 - £450	£35
4. Condensing boiler	£2,200 - £3,000	£71
5. Solar water heating	£4,000 - £6,000	£34
6. Solar photovoltaic panels	£5,000 - £8,000	£238

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 www.gov.uk/improve-energy-efficiency

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	Christopher Kershaw
Telephone	0161 925 3245
Email	info@searchandsurvey.net

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/015122
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 July 2015
Date of certificate	7 July 2015
Type of assessment	RdSAP