Energy performance certificate (EPC)

20, Tyrone Drive ROCHDALE OL11 4BE Energy rating

Valid until: 15 September 2024

Certificate number: 0214-2866-7016-9794-1931

Property type Detached bungalow

Total floor area 116 square metres

Rules on letting this property

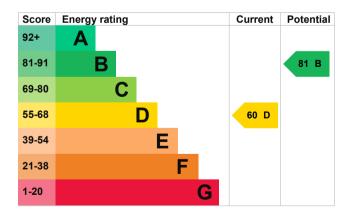
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is D. 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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,229 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 £406 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 19,241 kWh per year for heating
- 2,463 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 6,299 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

This property produces	5.3 tonnes of CO2
This property's potential production	2.5 tonnes of CO2
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	
average occupancy and energy use. People living at the property may use different amounts of energy.	
	You could improve this properties of the surface of

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£282.38

Step	Typical installation cost	Typical yearly saving
2. Floor insulation	£800 - £1,200	£84.27
3. Low energy lighting	£60	£39.97
4. Solar photovoltaic panels	£9,000 - £14,000	£238.32

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 Mark Davey
Telephone 08001072750

Email <u>greendealaccountmanagers@britishgas.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO008471 Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
16 September 2014
16 September 2014

Type of assessment RdSAP