Energy performance certificate (EPC)

Flat 18 93 Norden Road ROCHDALE OL11 5PN Energy rating

Valid until: 8 April 2029

Certificate number: 8608-7416-9239-9507-5413

Property type Mid-floor flat

Total floor area 56 square metres

Rules on letting this property

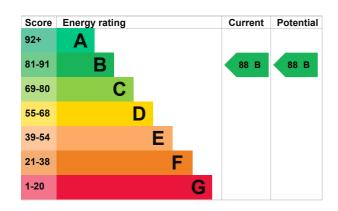
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is B. 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 |
|----------------------|--|-----------|
| Walls | Average thermal transmittance 0.20 W/m²K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Electric underfloor heating | Very poor |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | Electric immersion, off-peak | Poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 2.2 m³/h.m² (as tested) | Very good |
| Roof | (other premises above) | N/A |
| Floor | (other premises below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 107 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £255 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- · 34 kWh per year for heating
- 1,526 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is B. It has the potential to be B.

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

Carbon emissions

An average household produces

6 tonnes of CO2

| This property produces | 1.0 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 1.0 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 assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

The assessor did not make any recommendations for this property.

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 | Stephen Penrice |
|-----------------|------------------------|
| Telephone | 0344 633 1000 |
| Email | energyadmin@nhbc.co.uk |

Contacting the accreditation scheme

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

| NHER | |
|--------------------------------|--|
| NHER003558 | |
| 01455 883 250 | |
| enquiries@elmhurstenergy.co.uk | |
| | |
| No related party | |
| 9 April 2019 | |
| 9 April 2019 | |
| SAP | |
| | |