Energy performance certificate (EPC)

| AAA An draw Chrash | Energy rating | Valid until: | 26 March 2034 |
|---|---------------|------------------------|------------------------------|
| 14 Andrew Street Mossley ASHTON-UNDER-LYNE OL5 0DN | _ | Certificate number: | 0834-5327-6300-0223- 6222 |
| Property type | | Mid-terrace house | |

108 square metres

Rules on letting this property



Total floor area

You may not be able to let this property

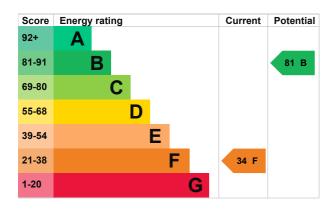
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.

See how to improve this property's energy efficiency.



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) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Good |
| Main heating | Room heaters, mains gas | Average |
| Main heating control | Appliance thermostats | Good |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 95% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 465 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 £3,920 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 £2,442 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:

- 13,514 kWh per year for heating
- 5,203 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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 8.8 tonnes of CO2

This property's 2.9 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 | £415 |
| 2. Insulate hot water cylinder with 80 mm jacket | £15 - £30 | £770 |
| 3. Condensing boiler | £3,000 - £7,000 | £1,181 |
| 4. Solar water heating | £4,000 - £6,000 | £75 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £499 |

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 | Muhammad Latif |
|-----------------|-------------------------------------|
| Telephone | 01495 234 300 |
| Email | epcquery@vibrantenergymatters.co.uk |

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/024726 | |
| Telephone | 01455 883 250 | |
| Email | enquiries@elmhurstenergy.co.uk | |
| About this assessment Assessor's declaration | No related party | |
| Date of assessment | 27 March 2024 | |
| Date of certificate | 27 March 2024 | |
| Type of assessment | RdSAP | |