# **Energy performance certificate (EPC)**

Four Winds Buckley Hill Lane Milnrow Rochdale OL16 4BU	Energy rating	Valid until:	5 May 2034
	D	Certificate number:	0320-2066-1050- 2704-4755
Property type		Detached bungalo	W
Total floor area		74 square metres	

### Rules on letting this property

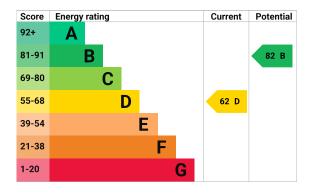
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

This property's energy rating is D. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Gas boiler/circulator	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £1,581 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 £405 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:

- 12,084 kWh per year for heating
- 2,543 kWh per year for hot water

Impact on the env	ironment	This property produces	4.0 tonnes of CO2
This property's environn rating is D. It has the po		This property's potential production	2.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. <b>Carbon emissions</b>		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are base about average occupa use. People living at th different amounts of e	ancy and energy he property may use

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£157
2. Floor insulation (suspended floor)	£800 - £1,200	£149
3. Solar water heating	£4,000 - £6,000	£99

Step	Typical installation cost	Typical yearly saving
4. Solar photovoltaic panels	£3,500 - £5,500	£492

#### 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	Baruch Hoffman
Telephone	0333 613 7233
Email	baruch@firegy.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/030453
Telephone 01455 883 250	
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	6 May 2024	
Date of certificate	6 May 2024	
Type of assessment	RdSAP	