# Energy performance certificate (EPC)

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|---|---|---|---|
| 4 Railway Cottages<br>Bredbury<br>STOCKPORT<br>SK6 2AG | Energy rating<br>**C** | Valid until: | **19 July 2032** |
| | | Certificate number: | **0370-2990-2130-2422-4861** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 55 square metres |

## Rules on letting this property

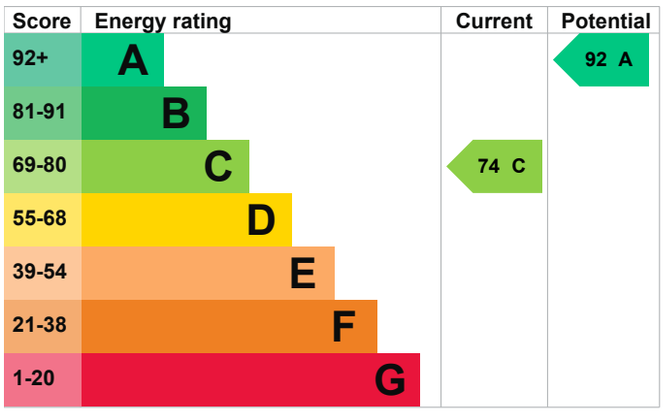
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 150 mm loft insulation | 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 | From main system | Good |
| Lighting | Low energy lighting in all 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 193 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£451 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 £76 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 4,939 kWh per year for heating
- 1,874 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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 | 1.9 tonnes of CO2 |
| This property's potential production | 0.5 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 assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Internal wall insulation** | £4,000 - £14,000 | £56 |
| **2. Solar water heating** | £4,000 - £6,000 | £21 |
| **3. Solar photovoltaic panels** | £3,500 - £5,500 | £319 |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

## 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.

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|---|---|
| Assessor's name | Catherine Johnson |
| Telephone | 07747808125 |
| Email | kate@propertysolutionsnorthwest.co.uk |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/021897 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 20 July 2022 |
| Date of certificate | 20 July 2022 |
| Type of assessment | RdSAP |