# **Energy performance certificate (EPC)**

Hazel Grove STOCKPORT SK7 6AJ	D	Certificate number:	2011-2216-7144-2112-4992
Property type Total floor area		Detached house	

## Rules on letting this property

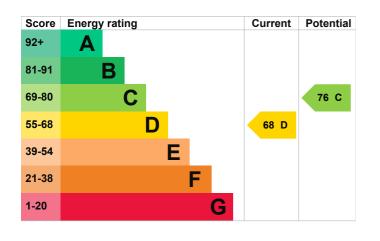
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
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
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,056 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 £99 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:

- 14,700 kWh per year for heating
- 1,962 kWh per year for hot water

Impact on the environment	This property produces 4.8 tonnes of CO2		
This property's environmental impact rating is D. It has the potential to be C.	This property's3.6 tonnes of CO2potential production		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions	These ratings are based on assumptions about average occupancy and energy use.		
An average household 6 tonnes of CO2 produces	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. Floor insulation (solid floor)	£4,000 - £6,000	£99
2. Solar photovoltaic panels	£3,500 - £5,500	£520

#### 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	Martin Preston
Telephone	07747777340 🤰
Email	mart.preston@ntlworld.com

#### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300014
Telephone	0333 123 1418 🌙
Email	info@ecmk.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	4 June 2024	
Date of certificate	6 June 2024	
Type of assessment	RdSAP	