Energy performance certificate (EPC)			
20 Coppice House London Road South STOCKPORT	Energy rating	Valid until:	3 December 2034
SK12 1ZF	C	Certificate number:	2791-1120-5411-2347-2074
Property type	Ν	/lid-floor flat	
Total floor area	7	6 square metres	

## Rules on letting this property

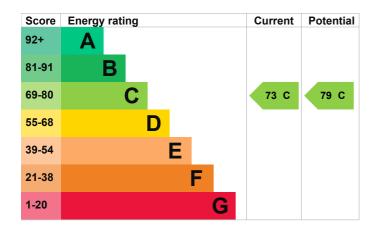
Properties can be let if they have an energy rating from A to E.

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 C.

<u>See how to improve this property's energy</u> <u>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
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,146 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 £284 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:

- 2,946 kWh per year for heating
- 2,085 kWh per year for hot water

## Impact on the environment

Impact on the enviror	iment	This property produces	2.8 tonnes of CO2
This property's environmental has the potential to be C.	impact rating is C. It	This property's potential production	2.6 tonnes of CO2
Properties get a rating from A how much carbon dioxide (CC year.		You could improve this property's CO2 emission making the suggested changes. This will help protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of e	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£110
2. High heat retention storage heaters	£1,200 - £1,800	£175

### 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.

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.

Assessor's ID ECMK300014 Telephone 0333 123 1418	
Telephone 0222 122 1419	
Telephone 0333 123 1418	
Email <u>info@ecmk.co.uk</u>	

### About this assessment

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