

# Energy performance certificate (EPC)

Near Cloughside Farm  
Werneth Low Road  
HYDE  
SK14 3AE

Energy rating

G

Valid until: 6 November 2034

Certificate number: 9380-2046-3490-2604-4341

Property type Detached house

Total floor area 159 square metres

## Rules on letting this property

### ! You may not be able to let this property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

## 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Solid fuel range cooker, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 703 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
  - System build present
-

# How this affects your energy bills

An average household would need to spend **£9,100 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 £6,344 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:

- 34,403 kWh per year for heating
- 6,047 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

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 22.0 tonnes of CO2

This property's potential production 8.0 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. Increase loft insulation to 270 mm	£100 - £350	£821
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£761
3. Internal or external wall insulation	£4,000 - £14,000	£1,752
4. Floor insulation (suspended floor)	£800 - £1,200	£133
5. Floor insulation (solid floor)	£4,000 - £6,000	£305

Step	Typical installation cost	Typical yearly saving
6. High heat retention storage heaters	£2,000 - £3,000	£1,662
7. Solar water heating	£4,000 - £6,000	£625
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£286
9. Solar photovoltaic panels	£3,500 - £5,500	£437
10. Wind turbine	£15,000 - £25,000	£1,025

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](https://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	Thomas Miller
Telephone	07946463133
Email	<a href="mailto:tom_miller13@hotmail.com">tom_miller13@hotmail.com</a>

### 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/030283
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	6 November 2024
Date of certificate	7 November 2024
Type of assessment	<a href="#">RdSAP</a>