

# Energy performance certificate (EPC)

1-3, Library Street  
WIGAN  
WN1 1NN

Energy rating

D

Valid until:

9 January 2028

Certificate number:

0090-1926-0398-9170-2040

Property type A1/A2 Retail and Financial/Professional services

Total floor area 94 square metres

## Rules on letting this property

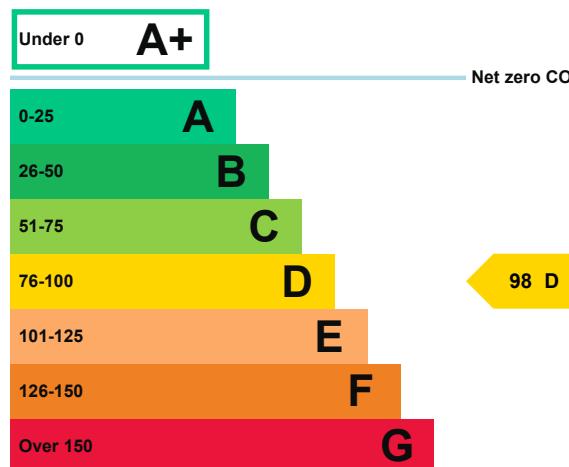
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

84 D

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 122.23                          |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 723                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9194-4079-0289-0200-1601\)](#).

## 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 | Michael Harrison |
|-----------------|------------------|

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO002224   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Oaklodge Energy Ltd                                       |
| Employer address       | 2a Mount Pleasant St Oswlatwistle BB5 3EN                 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 9 January 2018  |
| Date of certificate    | 10 January 2018   |