

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| Windermere Road Surgery<br>109-111 Windermere Road<br>MIDDLETON<br>M24 5WF | Energy rating<br><b>E</b> | Valid until: <b>21 April 2033</b>                   |
|  |                           | Certificate number: <b>1714-6346-5595-7526-8558</b> |

|                  |  |
|------------------|--|
| Property type    | Non-residential Institutions: Primary Health Care Building |
| Total floor area | 206 square metres  |

## Rules on letting this property

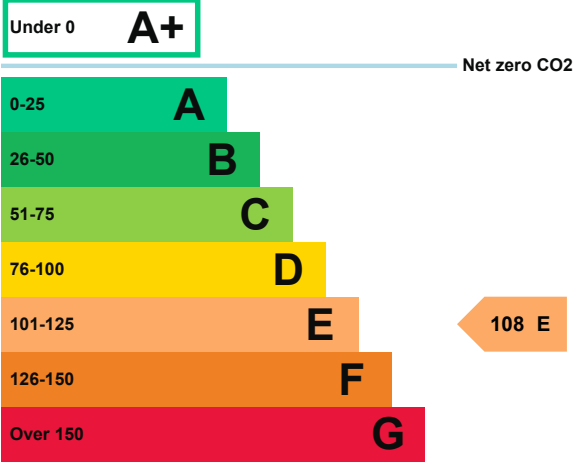
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

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

19 A

If typical of the existing stock

75 C

## Breakdown of this property's energy performance

|   |                                    |
|---|------------------------------------|
| Main heating fuel   | Natural Gas                        |
| Building environment  | Heating and Mechanical Ventilation |
| Assessment level  | 3                                  |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 52.8                               |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 332                                |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9083-3541-0052-4497-5275\)](/energy-certificate/9083-3541-0052-4497-5275).

## 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 | James Roberts |
|-----------------|---------------|

### 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 | STRO016526 |
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|           |               |
|-----------|---------------|
| Telephone | 0330 124 9660 |
|-----------|---------------|

|       |  |
|-------|--|
| Email | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |
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### About this assessment

|          |               |
|----------|---------------|
| Employer | Pennine EPC's |
|----------|---------------|

|                  |                                     |
|------------------|-------------------------------------|
| Employer address | 8 New Road, Littleborough, OL15 8LX |
|------------------|-------------------------------------|

|                        |   |
|------------------------|---|
| Assessor's declaration | The assessor is not related to the owner of the property. |
|------------------------|---|

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|--------------------|---------------|
| Date of assessment | 20 April 2023 |
|--------------------|---------------|

|                     |               |
|---------------------|---------------|
| Date of certificate | 22 April 2023 |
|---------------------|---------------|