

Energy performance certificate (EPC)

4 Union Street BACUP OL13 0AA	Energy rating B	Valid until: 5 March 2034
		Certificate number: 2265-7038-7889-6167-1778

Property type	Retail/Financial and Professional Services
Total floor area	30 square metres

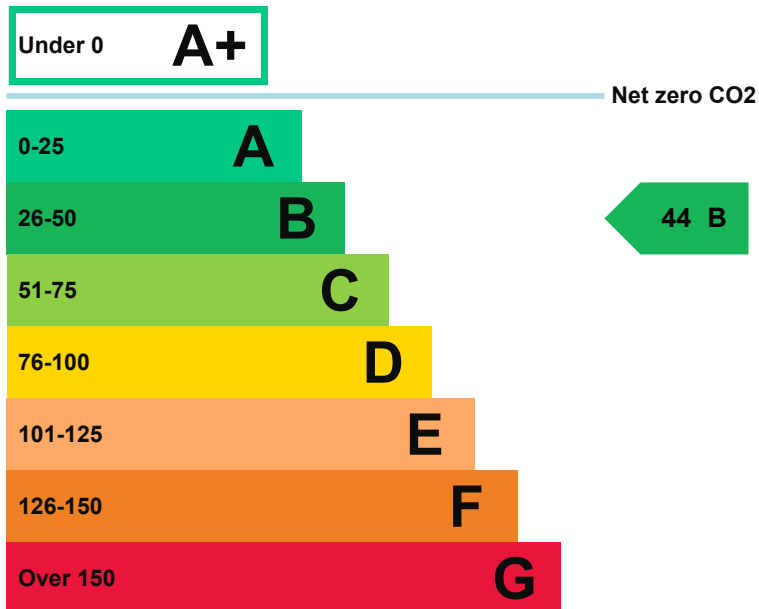
Rules on letting this property

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/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B.



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

2 A

If typical of the existing stock

8 A

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 ₂ /m ² per year)	13.28
Primary energy use (kWh/m ² per year)	140

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5447-4739-6485-6705-2012\)](#).

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	Stephen Holt
Telephone	07973 321680
Email	s.r.holt@hotmail.com

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/019631
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Westbourne Legal Services Ltd
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Employer address	Suite 3B, Westbourne House, 159 Oldham Road, Ashton Under Lyne, Tameside, Greater Manchester, OL7 9AR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 March 2024
Date of certificate	6 March 2024

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Energy performance certificate (EPC) recommendation report

4 Union Street
BACUP
OL13 0AA

Report number
5447-4739-6485-6705-2012

Valid until
5 March 2034

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2265-7038-7889-6167-1778\)](#).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Consider installing solar water heating.	Low
Consider installing an air source heat pump.	High
Consider installing PV.	Low

Property and report details

Report issued on	6 March 2024
Total useful floor area	30 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Holt
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Telephone	07973 321680
Email	s.r.holt@hotmail.com
Employer's name	Westbourne Legal Services Ltd
Employer's address	Suite 3B, Westbourne House, 159 Oldham Road, Ashton Under Lyne, Tameside, Greater Manchester, OL7 9AR
Assessor ID	EES/019631
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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Energy performance certificate (EPC)

4a Union Street BACUP OL13 0AA	Energy rating B	Valid until: 5 March 2034
		Certificate number: 8805-4759-0408-7953-1421

Property type	Retail/Financial and Professional Services
Total floor area	12 square metres

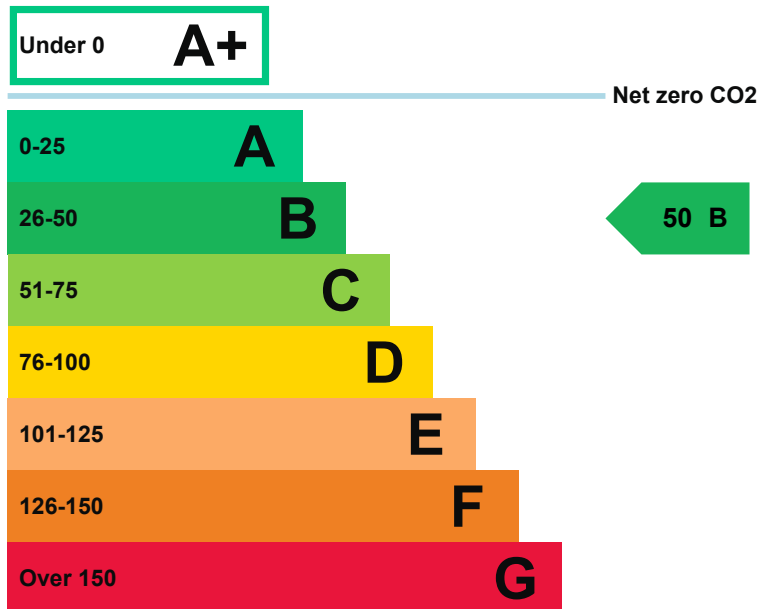
Rules on letting this property

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

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Energy rating and score

This property's energy rating is B.



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

11 A

If typical of the existing stock

43 B

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 ₂ /m ² per year)	43.18
Primary energy use (kWh/m ² per year)	447

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2296-0842-9469-1730-2998\)](#).

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	Stephen Holt
Telephone	07973 321680
Email	s.r.holt@hotmail.com

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/019631
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Westbourne Legal Services Ltd
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Employer address	Suite 3B, Westbourne House, 159 Oldham Road, Ashton Under Lyne, Tameside, Greater Manchester, OL7 9AR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 March 2024
Date of certificate	6 March 2024

Other certificates for this property

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Energy performance certificate (EPC) recommendation report

4a Union Street
BACUP
OL13 0AA

Report number
2296-0842-9469-1730-2998

Valid until
5 March 2034

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8805-4759-0408-7953-1421\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	6 March 2024
Total useful floor area	12 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Holt
Telephone	07973 321680

Email	s.r.holt@hotmail.com
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Energy performance certificate (EPC)

6 Union Street BACUP OL13 0AA	Energy rating B	Valid until: 5 March 2034
		Certificate number: 7445-2691-0084-3968-8412

Property type	Retail/Financial and Professional Services
Total floor area	33 square metres

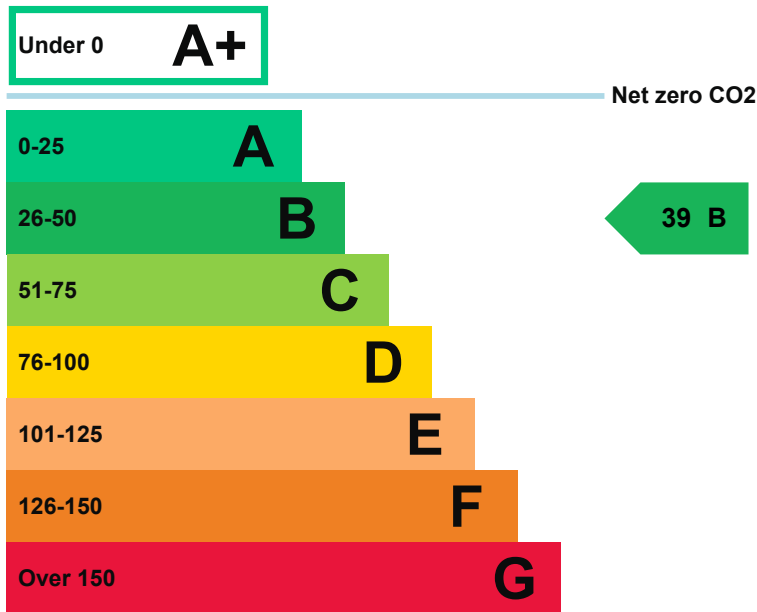
Rules on letting this property

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Energy rating and score

This property's energy rating is B.



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

4 A

If typical of the existing stock

16 A

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 ₂ /m ² per year)	14.14
Primary energy use (kWh/m ² per year)	149

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5129-2463-8122-4151-2377\)](#).

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	Stephen Holt
Telephone	07973 321680
Email	s.r.holt@hotmail.com

Contacting the accreditation scheme

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Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019631
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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Employer	Westbourne Legal Services Ltd
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Energy performance certificate (EPC) recommendation report

6 Union Street
BACUP
OL13 0AA

Report number
5129-2463-8122-4151-2377

Valid until
5 March 2034

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7445-2691-0084-3968-8412\)](#).

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
The assessor must introduce the text for the recommendation here	Low

Property and report details

Report issued on	6 March 2024
Total useful floor area	33 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Holt
Telephone	07973 321680

Email	s.r.holt@hotmail.com
Employer's name	Westbourne Legal Services Ltd
Employer's address	Suite 3B, Westbourne House, 159 Oldham Road, Ashton Under Lyne, Tameside, Greater Manchester, OL7 9AR
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