

# Energy performance certificate (EPC)

Royal Oak  
480 Chorley Road  
Westhoughton  
BOLTON  
BL5 3ND

Energy rating

**D**

Valid until: **12 December 2026**

Certificate number: **0890-0936-0629-9902-2096**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	513 square metres

## Rules on letting this property

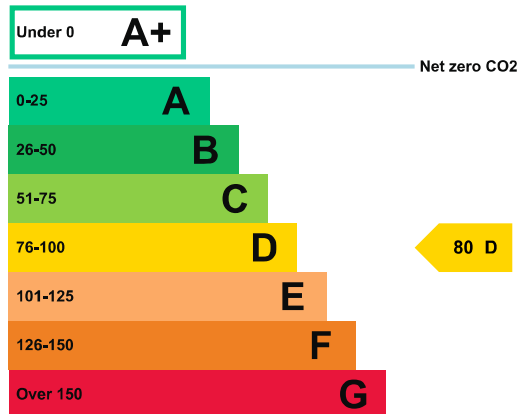
Properties can be let if they have an energy rating from A+ to E.

## 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

**27 B**

If typical of the existing stock

**81 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	164.47

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9020-9962-0426-0890-9090\)](#).

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## 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	Konstantinos Sotiriou
Telephone	07359001771
Email	<a href="mailto:kostas.sotiriou@wensleylawz.com">kostas.sotiriou@wensleylawz.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/018525
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 December 2016
Date of certificate	13 December 2016

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# Energy performance certificate (EPC) recommendation report

Royal Oak  
480 Chorley Road  
Westhoughton  
BOLTON  
BL5 3ND

Report number  
**9020-9962-0426-0890-9090**

Valid until  
**12 December 2026**

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## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Install more efficient water heater.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low

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## Property and report details

Report issued on	13 December 2016
Total useful floor area	513 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3

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## Assessor's details

Assessor's name	Konstantinos Sotiriou
Telephone	07359001771
Email	<a href="mailto:kostas.sotiriou@wensleylawz.com">kostas.sotiriou@wensleylawz.com</a>
Employer's name	Wensley & Lawz Ltd
Employer's address	116 Walsgrave Road Coventry CV2 4ED
Assessor ID	EES/018525
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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