

# Energy performance certificate (EPC)

Royds Arms  
158 Rooley Moor Road  
ROCHDALE  
OL12 7DQ

Energy rating

C

Valid until: 8 February 2032

Certificate number: 0993-3919-4170-5667-7571

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

304 square metres

## Rules on letting this property

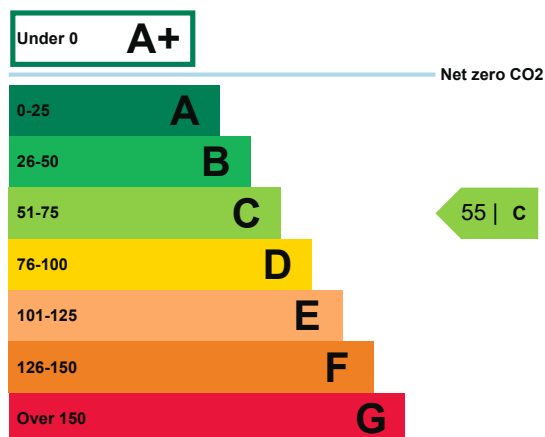
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## 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

86 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

79.62

Primary energy use (kWh/m<sup>2</sup> per year)

455

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2218-4474-7284-4498-4054\)](#).

---

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

|                 |  |
|-----------------|--|
| Assessor's name | Phil Smith   |
| Telephone       | 01924669940  |
| Email           | <a href="mailto:psmith@compliance365.co.uk">psmith@compliance365.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor ID          | STRO036954   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |   |
|------------------------|---|
| Employer               | Compliance365   |
| Employer address       | Unit 6 Marniner Court Wakefield WF4 3FL                   |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 23 November 2021  |
| Date of certificate    | 9 February 2022   |

---