Energy performance certificate (EPC) 29 The Avenue POULTON-LE-FYLDE FY6 7NA Energy rating C Certificate number: 1604-1397-2002-1526-0906 Detached house Total floor area 158 square metres

Rules on letting this property

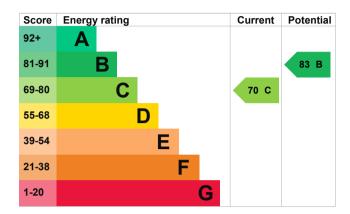
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

<u>See how to improve this property's energy</u> efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Cavity wall, filled cavity | Good |
| Roof | Pitched, 50 mm loft insulation | Poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 189 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,567 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £542 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,433 kWh per year for heating
- 2,885 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

1,839 kWh per year from loft insulation

| Impact on the environment | This property produces | 5.3 tonnes of CO2 |
|--|--|-------------------|
| This property's current environmental impact rating is D. It has the potential to be C. | This property's potential production | 3.1 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | You could improve this property's CO2 emissions by making the suggested changes. | |
| Carbon emissions | This will help to protect the | environment. |

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £224 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £206 |
| 3. Solar water heating | £4,000 - £6,000 | £114 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 4. Solar photovoltaic panels | £3.500 - £5.500 | £661 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Richard Honey Telephone 07834954965

Email <u>info@focusphotography.co</u>

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID204133
Telephone 01225 667 570
Email info@guidos.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
26 June 2023
27 June 2023
RdSAP