Energy performance certificate (EPC)		
36 Normoss Road BLACKPOOL FY3 0AL	Energy rating	Valid until: 29 November 2032 Certificate number: 9295-0200-9502-1856-3810
Property type		Semi-detached house
Total floor area		135 square metres

Rules on letting this property



You may not be able to let this property

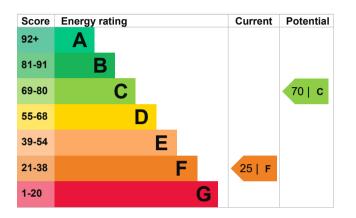
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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



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

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

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 823 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact of this property		This property produces	19.6 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be E.		This property's potential production	8.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 11.3 tonnes per year. This will help to protect the	
Properties with an A rating p	roduce less CO2	environment.	
than G rated properties.An average household6 tonnes of CO2produces6		Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
An average household	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (25) to C (70).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£122
2. Cavity wall insulation	£500 - £1,500	£621
3. Floor insulation (suspended floor)	£800 - £1,200	£209
4. Floor insulation (solid floor)	£4,000 - £6,000	£61
5. Draught proofing	£80 - £120	£184
6. Low energy lighting	£80	£78
7. High heat retention storage heaters	£2,000 - £3,000	£589
8. Solar water heating	£4,000 - £6,000	£112
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£187
10. Solar photovoltaic panels	£3,500 - £5,500	£387

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£4076
Potential saving	£2164

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	32930 kWh per year
Water heating	2159 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	2987 kWh per year
Cavity wall insulation	5698 kWh per year

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	Richard Honey
Telephone	07834954965
Email	info@focusphotogra

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

nfo@focusphotography.co

Quidos Limited QUID204133 01225 667 570 info@quidos.co.uk

No related party 28 November 2022 30 November 2022 RdSAP