## **Energy performance certificate (EPC)**

Hill View Cartgate Preesall POULTON-LE-FYLDE FY6 0NP Energy rating

Valid until: 13 May 2033

Certificate number: 6201-9367-2002-1595-0806

Property type Detached bungalow

Total floor area 83 square metres

### Rules on letting this property

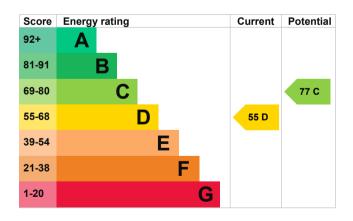
Properties can be let if they have an energy rating from A to E.

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-quidance</u>).

## **Energy rating and score**

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

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



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	Average
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
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, electric	N/A

## Primary energy use

The primary energy use for this property per year is 315 kilowatt hours per square metre (kWh/m2).

Environmental impa	act of this		
property		This property's potential production	2.2 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
produce each year. CO2 na	ims the environment.	Environmental impact ratin	•
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people liv	reflect how energy is

## Changes you could make

This property produces 4.5 tonnes of CO2

Step	Typical installation cost	Typical yearly saving
	<b>71</b>	Ji J J

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£142
3. Floor insulation (suspended floor)	£800 - £1,200	£207
4. Low energy lighting	£60	£109
5. Heating controls (room thermostat)	£350 - £450	£70
6. Solar water heating	£4,000 - £6,000	£74
7. Solar photovoltaic panels	£3,500 - £5,500	£661

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2449
Potential saving if you complete every step in order	£704

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.

### 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	12870 kWh per year
Water heating	1868 kWh per year
Potential energy savings by installing	

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Solid wall insulation** 996 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

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

### Accreditation scheme contact details

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

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
12 May 2023
14 May 2023

RdSAP