Energy performance certificate (EPC)

27, Westby Street LYTHAM ST. ANNES FY8 5JF Energy rating

Valid until: 25 March 2028

Certificate number: 8309-2101-0929-4727-1783

Property type End-terrace house

Total floor area 147 square metres

Rules on letting this property

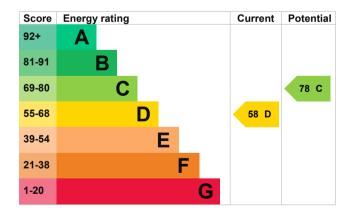
Properties can be let if they have an energy rating from A to E.

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	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 53% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 286 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,523 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 £510 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 23,765 kWh per year for heating
- 2,317 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 950 kWh per year from loft insulation
- 6,454 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property		This property produces	7.4 tonnes of CO2	
This property's current environmer rating is E. It has the potential to b		This property's potential production	3.8 tonnes of CO2	
Properties get a rating from A (beson how much carbon dioxide (CO2 produce each year. CO2 harms the	2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on	•	
An average household 6 produces	tonnes of CO2	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. Flat roof or sloping ceiling insulation	£850 - £1,500	£35
2. Internal or external wall insulation	£4,000 - £14,000	£317
3. Floor insulation (suspended floor)	£800 - £1,200	£88
4. Low energy lighting	£35	£33
5. Solar water heating	£4,000 - £6,000	£37
6. Solar photovoltaic panels	£5,000 - £8,000	£291

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.

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

Telephone

Jonathan Scholes
07795232411

Email

schljonath@aol.com

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/018298
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 20 March 2018
Date of certificate 26 March 2018

Type of assessment RdSAP