

# Energy performance certificate (EPC)

18 Garnet Close POULTON-LE-FYLDE FY6 7XU	Energy rating <b>B</b>	Valid until: <b>29 May 2032</b>
		Certificate number: <b>0600-5804-0032-4172-3523</b>

**Property type** Detached house

**Total floor area** 90 square metres

## Rules on letting this property

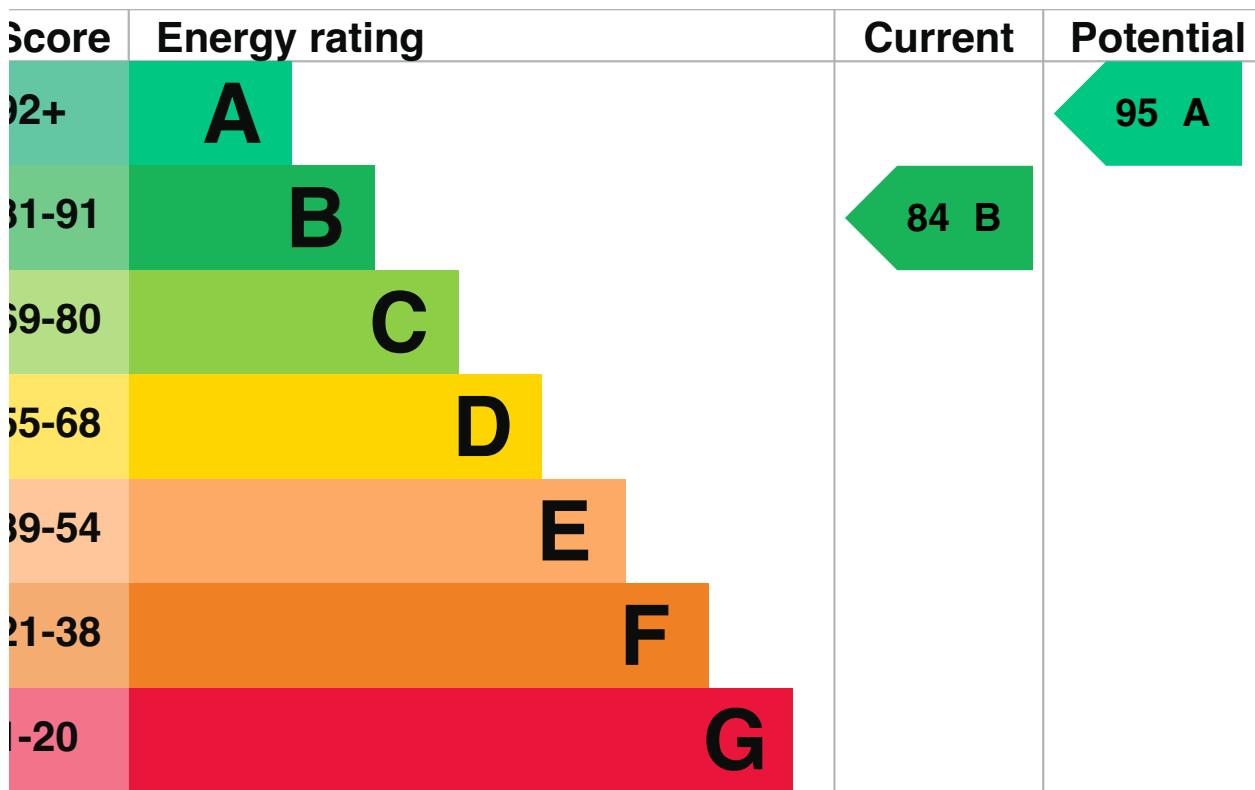
Properties can be let if they have an energy rating from A to E.

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-guidance>).

## Energy rating and score

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

[See how to improve this property's energy 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
Walls	Average thermal transmittance 0.25 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Door	Average thermal transmittance 0.20 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good

Air heating	Boiler and radiators, mains gas	Good
Air heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Airtightness	Air permeability 5.7 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 91 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£386 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 £26 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,281 kWh per year for heating
- 1,685 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces

6 tonnes of CO<sub>2</sub>

<b>his property produces</b>	1.4 tonnes of CC
<b>his property's potential production</b>	0.3 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

# Steps you could take to save energy

Do I need to follow these steps in order?

## Step 1: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£200
Potential rating after completing step	85 B

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£340
Potential rating after completing steps 1 and 2	95 A

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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.

ssessor's name	Paul Bainbridge
telephone	01904 674890
mail	<a href="mailto:mail@thefesgroup.com">mail@thefesgroup.com</a>

## Contacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/017333
telephone	01455 883 250
mail	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

ssessor's declaration	No related party
ate of assessment	30 May 2022
ate of certificate	30 May 2022
ype of assessment	► <a href="#">SAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [iclg.digital-services@communities.gov.uk](mailto:iclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



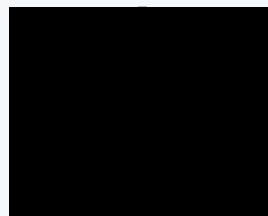
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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