

Energy performance certificate (EPC)

200, Breck Road POULTON-LE-FYLDE FY6 7JZ	Energy rating <div>E</div>	Valid until:	27 May 2028
		Certificate number:	9288-0087-6255-6638-3904

Property type	Semi-detached house
Total floor area	179 square metres

Rules on letting this property

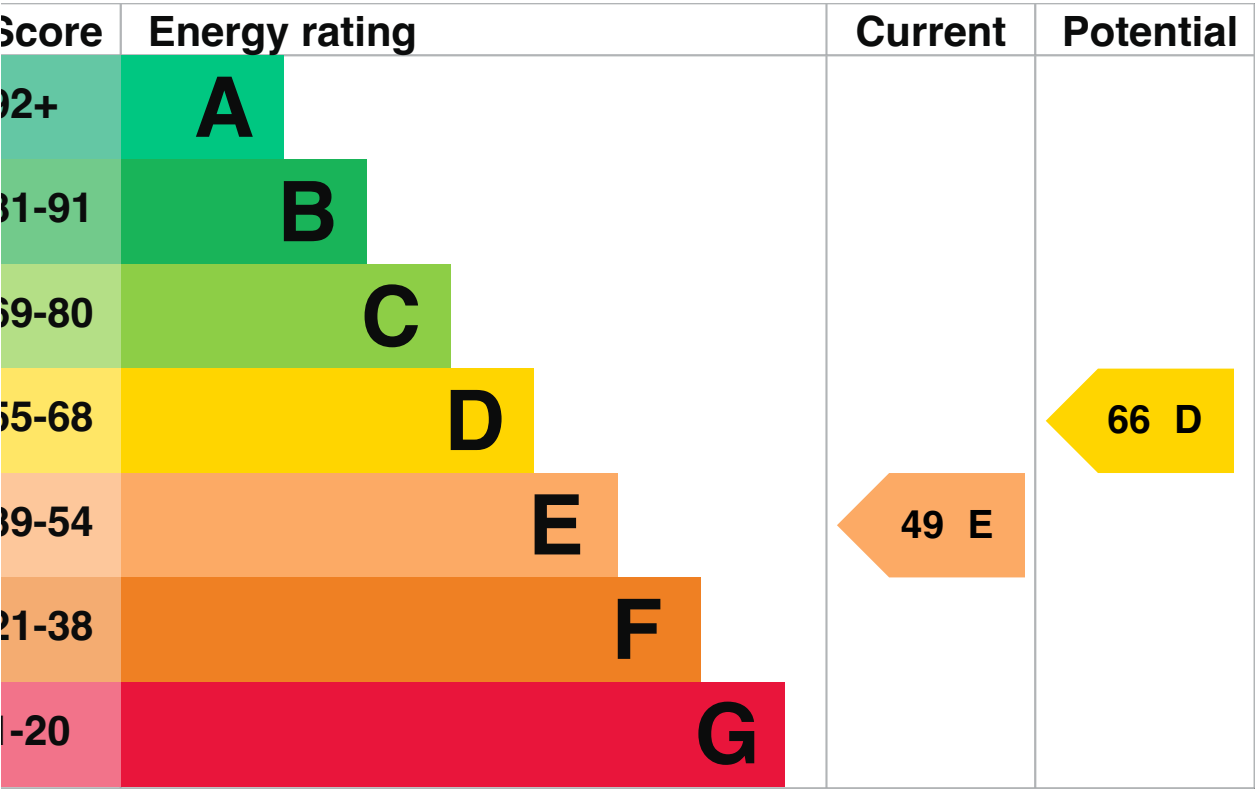
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be D.

[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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Windows	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	Low energy lighting in 60% 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 334 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,116 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 £465 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 energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 33,536 kWh per year for heating
- 2,336 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

n average household produces6 tonnes of CO₂

this property produces10.6 tonnes of CO₂

this property's potential production7.2 tonnes of CO₂

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

These 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: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £290

Potential rating after completing step **57 D**

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £60

Potential rating after completing steps 1 and 2 **58 D**

Step 3: Low energy lighting

Typical installation cost £30

Typical yearly saving £30

Potential rating after completing steps 1 to 3 **59 D**

Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £60

Potential rating after completing

Steps 1 to 4

60 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£280

Potential rating after completing
Steps 1 to 5

66 D

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:

Insulation: [Great British Insulation Scheme](#)

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

Help from your energy supplier: [Energy Company Obligation](#)

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

Martin Baker

Telephone

07813 035717

Email

martin@theepcman.co.uk

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

QUID201593

telephone

01225 667 570

emailinfo@quidos.co.uk**About this assessment****assessor's declaration**

No related party

date of assessment

18 May 2018

date of certificate

28 May 2018

type of assessment▶ [RdSAP](#)**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 ecldg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

certificate number[8700-6356-5320-5896-0613 \(/energy-certificate/8700-6356-5320-5896-0613\)](#)**expired on**

15 June 2019



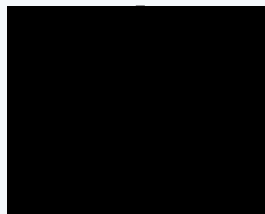
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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