Energy performance certificate (EPC)

180 Breck Road POULTON-LE-FYLDE FY6 7JZ	Energy rating **D**	Valid until:	**24 November 2035**
		Certificate number:	**2998-3661-9155-1209-1613**

roperty type	Detached bungalow
otal floor area	62 square metres

Rules on letting this property

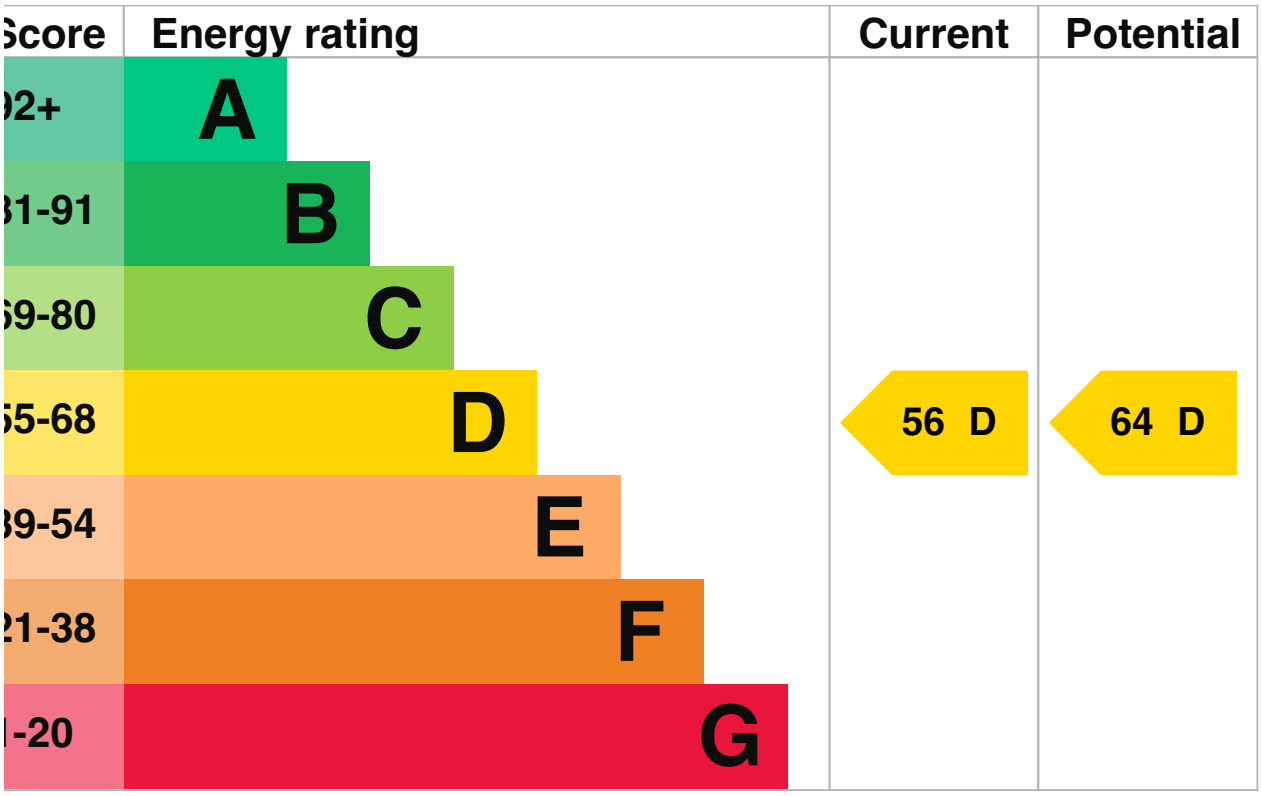
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-operty-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy b e likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how ll features work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, filled cavity	Good
oof	Pitched, insulated (assumed)	Average
ndow	Multiple glazing throughout	Average
ain heating	Boiler and radiators, mains gas	Good

ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Below average lighting efficiency	Poor
oor	Suspended, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	Room heaters, mains gas	N/A

rimary energy use

e primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- Dwelling may be exposed to wind-driven rain

mart meters

is property had **smart meters for gas and electricity** when it was assessed.

nart meters help you understand your energy use and how you could save money. They may help you access better ergy deals.

nd out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

low this affects your energy bills

average household would need to spend **£1,386 per year on heating, hot water and lighting** in this property. These sts usually make up the majority of your energy bills.

u could **save £136 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2025** when this EPC was created. People living at the property may use different nounts of energy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 10,075 kWh per year for heating
- 2,099 kWh per year for hot water

mpact on the environment

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

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	3.8 tonnes of CO
his property's potential production	3.3 tonnes of CO

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

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

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Floor insulation (suspended floor)

ypical installation cost	£5,000 - £10,0(
ypical yearly saving	£1(
otential rating after completing step	59 D

tep 2: Low energy lighting

ypical installation cost	£300 - £3!
ypical yearly saving	£3
otential rating after completing eps 1 and 2	59 D

tep 3: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£8,000 - £10,0(
ypical yearly saving	£19
otential rating after completing eps 1 to 3	64 D

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u 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	Philip Cameron
Telephone	0779225875
Email	enquiries@alpine-energy.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	ECMK
Assessor's ID	ECMK300504
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 November 2025
Date of certificate	25 November 2025
Type of assessment	▶ RdSAP

)ther certificates for this property

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

ere are no related certificates for this property.