

Energy performance certificate (EPC)

1 Cemetery Lane Preesall POULTON-LE-FYLDE FY6 0PH	Energy rating D	Valid until:	22 September 2032
		Certificate number:	2691-1787-9311-2959-1141

Property type	Semi-detached house
Total floor area	119 square metres

Rules on letting this property

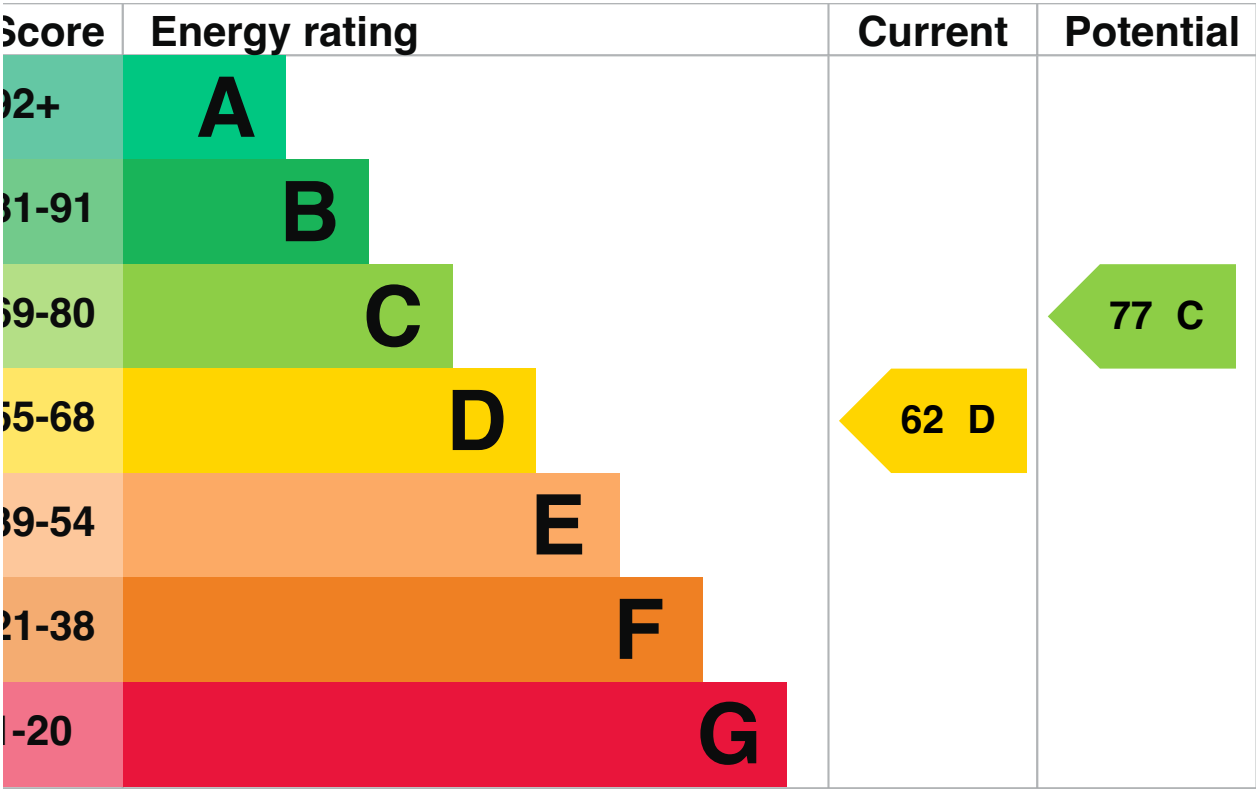
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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 bill is 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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good

Window	Fully double glazed	Average
Central heating	Boiler and radiators, mains gas	Good
Central heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 10% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Walls	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

Average household would need to spend **£1,194 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 £244 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:

- 14,631 kWh per year for heating
- 2,201 kWh per year for hot water

mpact on the environment

is property’s environmental impact rating is D. It has the potential to be C.

roperties 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 CC
his property produces	4.3 tonnes of CC
his property’s potential production	2.4 tonnes of CC

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.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £100

Potential rating after completing step **65 D**

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £300

Potential rating after completing steps 1 and 2 **66 D**

Step 3: Low energy lighting

Typical installation cost £50

Typical yearly saving £7

Potential rating after completing steps 1 to 3 **68 D**

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £20

Potential rating after completing

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£360
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Potential rating after completing
Steps 1 to 5

77 C

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:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

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
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Telephone	0779225875
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Email	enquiries@alpine-energy.co.uk
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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

23 September 2022

date of certificate

23 September 2022

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 ecmg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

certificate number

[0185-2857-6675-9029-1695 \(/energy-certificate/0185-2857-6675-9029-1695\)](#)

expired on

22 March 2021



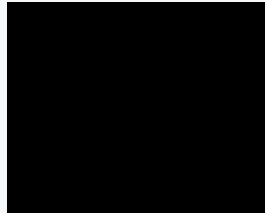
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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

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

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