Energy performance certificate (EPC)

The Farmhouse Fairfield Farm, Fairfield Road Singleton POULTON-LE-FYLDE FY6 8LD	Energy rating **E**	Valid until:	**5 March 2036**
		Certificate number:	**0320-2529-6092-3402-9603**

roperty type	Detached house
otal floor area	320 square metres

Rules on letting this property

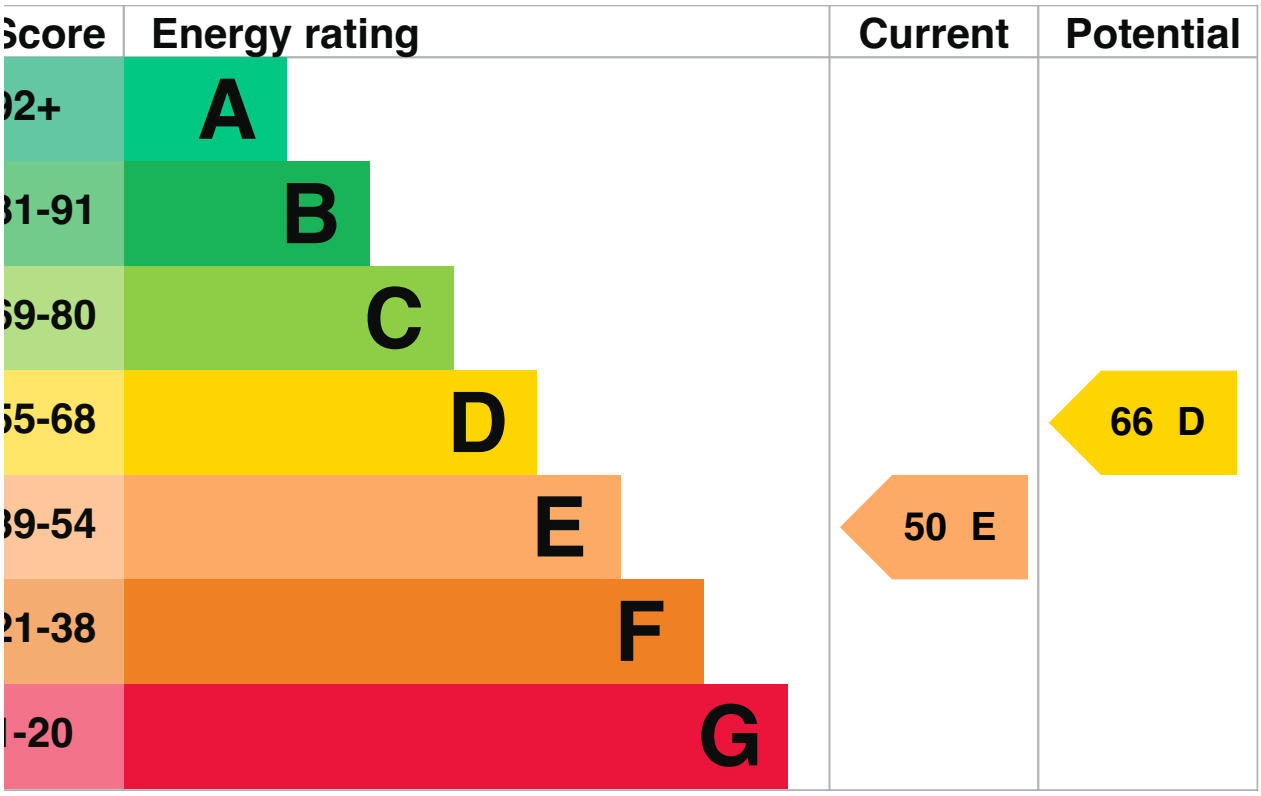
operties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Poor
oof	Pitched, insulated at rafters	Poor
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, oil	Average

ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Average
ghting	Excellent lighting efficiency	Very good
oor	Suspended, no insulation (assumed)	N/A
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	Room heaters, dual fuel (mineral and wood)	N/A

rimary energy use

e primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

About primary energy use

Smart meters

is property had **no smart meters** 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 how to get a smart meter (https://www.smartenergygb.org/)

low this affects your energy bills

average household would need to spend **£4,576 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 £1,163 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2026** 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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leating this property

timated energy needed in this property is:

- 43,550 kWh per year for heating
- 3,351 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	15.0 tonnes of CO
his property's potential production	11.0 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.

Steps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

ypical installation cost	£7,500 - £11,00
ypical yearly saving	£86
otential rating after completing step	59 D

tep 2: Floor insulation (suspended floor)

ypical installation cost	£5,000 - £10,00
ypical yearly saving	£19
otential rating after completing eps 1 and 2	61 D

tep 3: Floor insulation (solid floor)

ypical installation cost	£5,000 - £10,00
ypical yearly saving	£11
otential rating after completing eps 1 to 3	63 D

tep 4: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£8,000 - £10,00
ypical yearly saving	£32
otential rating after completing	

ıdvice on making energy saving improvements

:t detailed recommendations and cost estimates

lelp paying for energy saving improvements

u 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

Vho to contact about this certificate

:ontacting the assessor

/ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Jillian Leonard
elephone	07725750274
mail	jillyleonard1@gmail.com

:ontacting the accreditation scheme

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

ccreditation scheme	Quidos Limited
ssessor's ID	QUID211574
elephone	01225 667 570
mail	info@quidos.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	27 February 2026
ate of certificate	6 March 2026
ype 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 clg.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.

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