Energy performance certificate (EPC)

Flat 35, Manor Apartments Poulton Gardens POULTON-LE-FYLDE FY6 7HF	Energy rating **B**	Valid until:	**31 October 2032**
		Certificate number:	**0293-3904-0209-1552-7200**

roperty type	Mid-floor flat
otal floor area	90 square metres

Rules on letting this property

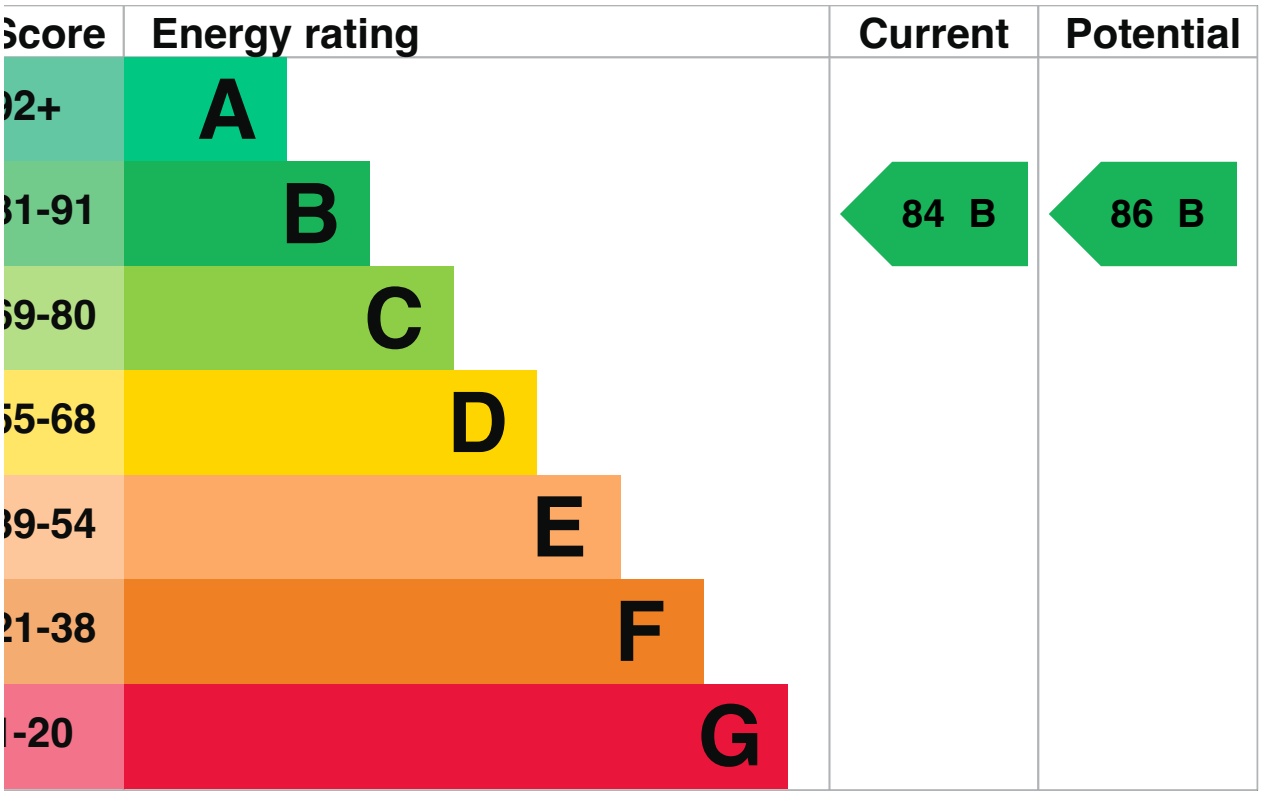
operties can be let if they have an energy rating from A to E.

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 B. It has the potential to be B.

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, as built, insulated (assumed)	Good
ndow	Fully double glazed	Good
ain heating	Electric storage heaters	Average
ain heating control	Manual charge control	Poor

ıt water	Electric immersion, off-peak	Average
ghting	Low energy lighting in all fixed outlets	Very good
oof	(another dwelling above)	N/A
oor	(another dwelling below)	N/A
condary heating	Portable electric heaters (assumed)	N/A

rimary energy use

e primary energy use for this property per year is 145 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£564 per year on heating, hot water and lighting** in this property. These co
ually make up the majority of your energy bills.

u could **save £83 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2022** when this EPC was created. People living at the property may use different
ounts of energy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 1,656 kWh per year for heating
- 2,196 kWh per year for hot water

mpact on the environment

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

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	2.2 tonnes of CO

his property's potential production	1.9 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: High heat retention storage heaters

ypical installation cost	£1,200 - £1,80
ypical yearly saving	£4
otential rating after completing step	85 B

tep 2: Heat recovery system for mixer showers

ypical installation cost	£585 - £72
ypical yearly saving	£4
otential rating after completing eps 1 and 2	86 B

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:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who 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	Niall Pailing
elephone	07533785852
mail	nialljp@gmail.com

ontacting the accreditation scheme

ou'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/027034
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	1 November 2022
ate of certificate	1 November 2022
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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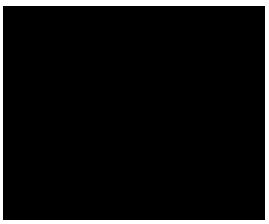

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