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Energy performance certificate (EPC)

8 ALEXANDER COURT CHAPEL STREET POULTON-LE-FYLDE FY6 7BQ	Energy rating C	Valid until:	14 April 2031
		Certificate number:	9943-1001-9204-1749-2204

Property type: Top-floor flat

Total floor area: 55 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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

rain heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 77% of fixed outlets	Very good
Door	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£603 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 £72 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 3,066 kWh per year for heating
- 2,053 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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

An average household produces

6 tonnes of CO₂

This property produces

2.8 tonnes of CO₂

this property's potential production

2.6 tonnes of CO₂e

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: High heat retention storage heaters

Typical installation cost £1,200 - £1,800

Typical yearly saving £700

Potential rating after completing step  78 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:

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

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 Jillian Leonard

Telephone 07725 750274

Email jillyleonard1@gmail.com

Contacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO024585
Telephone	0330 124 9660
mail	certification@stroma.com

About this assessment

ssessor's declaration	No related party
ate of assessment	14 April 2021
ate of certificate	15 April 2021
ype 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 ecdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	0886-2827-6592-9899-3661 (/energy-certificate/0886-2827-6592-9899-3661)
xpired on	13 January 2021



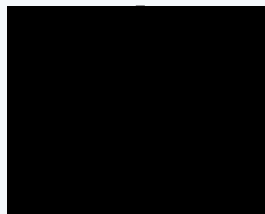
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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