

Energy performance certificate (EPC)

| | | | |
|---|---------------------------|---------------------|--------------------------|
| 5, Longfield Place POULTON-LE-FYLDE FY6 7DB | Energy rating C | Valid until: | 15 March 2031 |
| | | Certificate number: | 2459-7527-1000-0349-0296 |

Property type: Mid-terrace house

Total floor area: 63 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 B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 70 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, no insulation (assumed) | Poor |
| Loft | Pitched, 100 mm loft insulation | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |

| | | |
|----------------------|--|-----------|
| main heating control | Programmer, TRVs and bypass | Average |
| hot water | From main system | Good |
| lighting | Low energy lighting in all fixed outlets | Very good |
| floor | Suspended, no insulation (assumed) | N/A |
| secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£572 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 £93 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:

- 6,637 kWh per year for heating
- 1,966 kWh per year for hot water

Impact on the environment

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

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 2.4 tonnes of CO₂

This property's potential production 0.9 tonnes of CO₂

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: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £400

Potential rating after completing step  73 C

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £200

Potential rating after completing steps 1 and 2  74 C

Step 3: Solar water heating

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

Typical yearly saving £200

Potential rating after completing steps 1 to 3  75 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £300

Potential rating after completing

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.

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO024585

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 11 March 2021 |
| Date of certificate | 16 March 2021 |
| 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 iclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



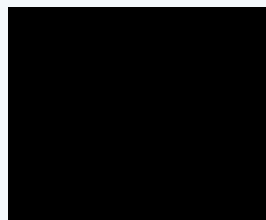
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