Energy performance certificate (EPC) | 139 Moor Road CHORLEY PR7 2NU | Energy rating F | Valid until: 5 December 2033 | Certificate number: 2170-5532-9070-4097-6101 | | Property type | Semi-detached house | 87 square metres | 87 square metres | 87 square metres | 88 square metr

Rules on letting this property



You may not be able to let this property

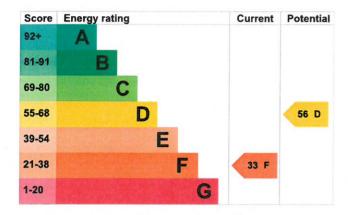
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

Energy rating and score

This property's current energy rating is F. It has the potential to be D.

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 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, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 407 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,109 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 £452 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- · 8,521 kWh per year for heating
- · 2,400 kWh per year for hot water

Impact on the envir	onment	This property produces	6.3 tonnes of CO2
This property's current envi	ironmental impact		
rating is E. It has the potential to be D.		This property's potential production	4.1 tonnes of CO2
Properties get a rating from			
on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en	ergy use. People

of energy.

living at the property may use different amounts

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£188
2. Increase hot water cylinder insulation	£15 - £30	£46
3. Solar water heating	£4,000 - £6,000	£169
4. High performance external doors	£1,000	£50
5. Solar photovoltaic panels	£3,500 - £5,500	£318

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 John Green Telephone 07984350449

Email john.green@speedyepc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID208693
Telephone 01225 667 570
Email info@guidos.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 6 December 2023
Date of certificate 6 December 2023

Type of assessment RdSAP