Energy performance certificate (EPC)						
11 Sandy Lane Brinscall CHORLEY	Energy rating	Valid until:	5 October 2032			
PR6 8SS	E	Certificate number:	5120-0008-0335-6094-1233			
Property type	Detached bungalow					
Total floor area	88 square metres					

Rules on letting this property

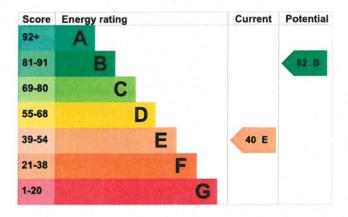
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 E. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

For properties in England and Wales:

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.

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	all Cavity wall, as built, no insulation (assumed)	
Roof	Pitched, 150 mm loft insulation	Poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 490 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- · Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £1,468 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 £788 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- · 17,294 kWh per year for heating
- · 3,355 kWh per year for hot water

Impact	on	the	environment
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This property's environmental impact rating is F. It has the potential to be C.

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 7.6 tonnes of CO2

This property's potential 2.2 tonnes of CO2 production

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£111
2. Cavity wall insulation	£500 - £1,500	£196
3. Floor insulation (suspended floor)	£800 - £1,200	£71
4. Floor insulation (solid floor)	£4,000 - £6,000	£56
5. Hot water cylinder thermostat	£200 - £400	£87
6. Heating controls (TRVs)	£350 - £450	£35
7. Condensing boiler	£2,200 - £3,000	£198
8. Solar water heating	£4,000 - £6,000	£35
9. Solar photovoltaic panels	£3,500 - £5,500	£316

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 Simon Lang
Telephone 07833098294

Email simon@epc4home.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

Assessor's ID

CullD205187

Telephone

D1225 667 570

Email

CullD205187

O1225 667 570

Info@quidos.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 6 October 2022
Date of certificate 6 October 2022

Type of assessment RdSAP