Energy performance certificate (EPC) 7, Froom Street CHORLEY PR6 0AN Energy rating Valid until: 17 July 2025 Certificate number: 8604-0673-1729-3407-5353 Property type Mid-terrace house 79 square metres

Rules on letting this property

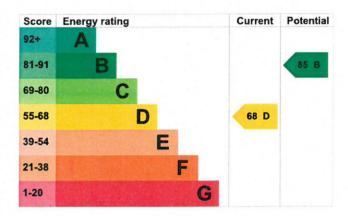
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. 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.

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 | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| 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 86% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £765 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 £144 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 7,830 kWh per year for heating
- · 2,097 kWh per year for hot water

| Impact on the environment | | This property produces | 3.2 tonnes of CO2 | |
|---|-----------------|---|-------------------|--|
| This property's environment It has the potential to be B. | | This property's potential production | 1.6 tonnes of CO2 | |
| Properties get a rating from A (best) to G (worst) 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 on assumptions abou average occupancy and energy use. People living at the property may use different amount of energy. | | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000 | £25 |
| 2. Heating controls (room thermostat) | £350 - £450 | £29 |
| 3. Condensing boiler | £2,200 - £3,000 | £56 |
| 4. Solar water heating | £4,000 - £6,000 | £34 |
| 5. Solar photovoltaic panels | £5,000 - £8,000 | £249 |

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 Carolyn Milligan Telephone 01257 263903

Email carolyn@ben-rose.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 Elmhurst Energy Systems Ltd

Assessor's ID EES/010299
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
3 July 2015
18 July 2015
RdSAP