# Energy performance certificate (EPC) 87 Gillibrand Walks CHORLEY PR7 2HF Certificate number: 2170-0830-2040-4095-3195 Property type Semi-detached house Total floor area 164 square metres

# Rules on letting this property

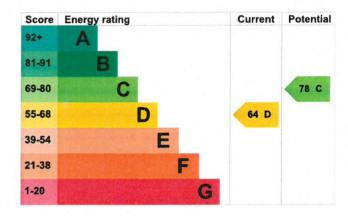
Properties can be let if they have an energy rating from A to E.

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 C.

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
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	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m2).

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## How this affects your energy bills

An average household would need to spend £3,176 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 £735 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- · 19,389 kWh per year for heating
- · 2,216 kWh per year for hot water

Impact on the environment		This property produces	6.4 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.		This property's potential production	4.0 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		This will help to protect the	environment.
An average household produces	6 tonnes of CO2	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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£508
2. Floor insulation (suspended floor)	£800 - £1,200	£226
3. Solar photovoltaic panels	£3,500 - £5,500	£610

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

Assessor's ID

Culto208693

Telephone

Demail

Quidos Limited

QUID208693

01225 667 570

info@quidos.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
17 October 2024
30 October 2024

Type of assessment RdSAP

