# Energy performance certificate (EPC) 26. Kellet Avenue LEYLAND PR25 5TE Energy rating Valid until: 28 October 2024 Certificate number: 8834-7920-1029-6021-3996 Property type Semi-detached bungalow Total floor area 130 square metres

# Rules on letting this property

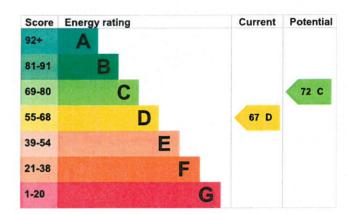
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

# **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 Good	
Wall	Cavity wall, filled cavity		
Roof	Roof room(s), no insulation (assumed)	Very poor	
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 50% of fixed outlets	Good	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Room heaters, mains gas	N/A	

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,559 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 £186 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- · 22,216 kWh per year for heating
- · 2,307 kWh per year for hot water

<b>Impact</b>	on	the	environment
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This property's environmental impact rating is D. It has the potential to be D.

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 5.3 tonnes of CO2

This property's potential 4.4 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.

# Steps you could take to save energy

Typical installation cost	Typical yearly saving	
£800 - £1,200	£61.63	
£20	£29.01	
£350 - £450	£63.67	
£4,000 - £6,000	£32.87	
	£800 - £1,200 £20 £350 - £450	

# 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 Ansar Hussain
Telephone 07734905775
Email a17sar@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 STRO016454
Telephone 0330 124 9660

Email certification@stroma.com

#### About this assessment

Assessor's declaration No related party
Date of assessment 19 October 2014
Date of certificate 29 October 2014

Type of assessment RdSAP