Energy performance certificate (EPC)				
70 Preston Road CHORLEY PR7 1PZ	Energy rating	Valid until:	29 January 2035	
		Certificate number:	2180-6339-2050-7008-0171	
Property type	Mid-terrace house			
Total floor area	100 square metres			

# Rules on letting this property

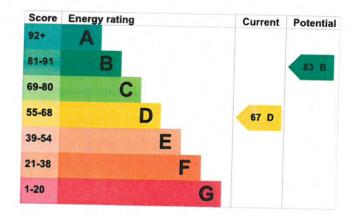
Properties can be let if they have an energy rating from A to E.

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 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.

eature Description		Rating
Wall	Cavity wall, as built, no insulation (assumed)	
Roof	Pitched, 200 mm loft insulation	Poor Good
Roof	Pitched, 270 mm loft insulation	
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer, TRVs and bypass	Good
Hot water	From main system	Average
_ighting	Low energy lighting in all fixed outlets	Good
Floor	Suspended, no insulation (assumed)	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A N/A

#### Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,938 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 £428 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 11,144 kWh per year for heating
- 1,981 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is D. 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	3.8 tonnes of CO2		
This property's potential production	2.0 tonnes of CO2		

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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£207
2. Floor insulation (suspended floor)	£800 - £1,200	£76
3. Heating controls (room thermostat)	£350 - £450	£66
4. Solar water heating	£4,000 - £6,000	£79
5. Solar photovoltaic panels	£3,500 - £5,500	£610

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

# Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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 Telephone

John Green 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@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

30 January 2025

Date of certificate
Type of assessment

30 January 2025

RdSAP