# Dene Wood Coppice Lane Heapey CHORLEY PR6 9DA Property type Detached house Total floor area Energy rating F Valid until: 4 September 2035 Certificate number: 8523-3485-6002-0001-0606 142 square metres

# Rules on letting this property



# You may not be able to let this property

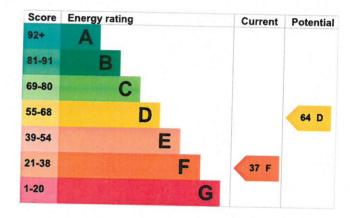
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve</u> this property's energy rating.

# **Energy rating and score**

This property's energy rating is F. It has the potential to be D.

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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 125 mm loft insulation	Average
Roof	Flat, insulated	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	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 300 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Cavity fill is recommended

# **Smart meters**

This property had no smart meters when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

# How this affects your energy bills

An average household would need to spend £3,144 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 £985 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:

- · 21,650 kWh per year for heating
- 4,559 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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	9.2 tonnes of CO2	
This property's potential production	5.7 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	£900 - £1,500	£606
2. Floor insulation (suspended floor)	£5,000 - £10,000	£131
3. Floor insulation (solid floor)	£5,000 - £10,000	£81
4. Increase hot water cylinder insulation	£20 - £40	£49
5. Hot water cylinder thermostat	£130 - £180	£120
6. Solar photovoltaic panels	£8,000 - £10,000	£289

# 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

Email

Malcolm Dickinson 07790416687

neil.deawigan@googlemail.com

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 Telephone

Email

**Quidos Limited** 

QUID211907 01225 667 570

info@quidos.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment

No related party

5 September 2025 5 September 2025

RdSAP