Energy performance certificate (EPC)			
70 The Park Penketh WARRINGTON WA5 2SG	Energy rating	Valid until: 18 May 2033 Certificate number: 7600-4910-0022-0299-3573	
Property type	Detached house		
Total floor area		100 square metres	

Rules on letting this property

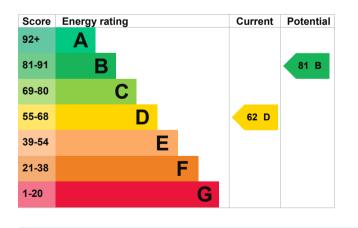
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Timber frame, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

production This property's current environmental impact rating is D. It has the potential to be C. You could improve this property's CO2 emissions by making the suggested changes. Properties get a rating from A (best) to G (worst) This will help to protect the environment. on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Environmental impact ratings are based on assumptions about average occupancy and 6 tonnes of CO2 An average household energy use. They may not reflect how energy is produces consumed by the people living at the property. This property produces 4.3 tonnes of CO2

This property's potential

2.1 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£76

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£241
3. Heating controls (room thermostat and TRVs)	£350 - £450	£250
4. Solar water heating	£4,000 - £6,000	£81
5. Solar photovoltaic panels	£3,500 - £5,500	£627

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2281
Potential saving if you complete every step in order	£648

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	12075 kWh per year	
Water heating	2245 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Loft insulation	614 kWh per year	
Saving energy in this property		

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

Contacting the assessor and accreditation scheme

This EPC was created by a gualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Alastair Anderson
Telephone	0161 298 0629
Email	alastair@amahomeinspection

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

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

<u>ns.co.uk</u>

Elmhurst Energy Systems Ltd EES/004979 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 19 May 2023 19 May 2023 RdSAP