Energy performance certificate (EPC)		
7 Church Street Upholland SKELMERSDALE WN8 0ND	Energy rating	Valid until: 10 November 2032 Certificate number: 2345-3019-4208-2592-6204
Property type	Detached house	
Total floor area		535 square metres

Rules on letting this property



You may not be able to let this property

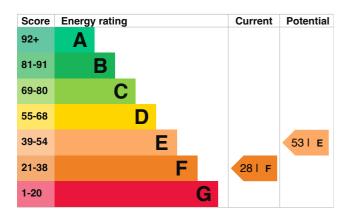
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly multiple glazing	Average
Main heating	Boiler and radiators, wood pellets	Poor
Main heating	Boiler and radiators, wood pellets	Poor
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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:

- · Biomass main heating
- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 327 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impactor property	t of this	This property produces	5.8 tonnes of CO2
This property's current enviror rating is B. It has the potential	•	This property's potential production	3.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.8 tonnes per year. This will help to protect the	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	-
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (28) to E (53).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£337
2. Cavity wall insulation	£500 - £1,500	£383
3. Internal or external wall insulation	£4,000 - £14,000	£2,152
4. Floor insulation (solid floor)	£4,000 - £6,000	£171
5. Draught proofing	£80 - £120	£89
6. Solar photovoltaic panels	£3,500 - £5,500	£351

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and
potential savings

Estimated yearly energy cost for this property	£8807
Potential saving	£3132

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

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	79797 kWh per year
Water heating	2963 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation	Amount of energy saved 2978 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified 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	David Goodier
Telephone	07899 653 746
Email	enquiries@edwardsenergydirect.co.

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

o.uk

Elmhurst Energy Systems Ltd EES/022388 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 24 August 2022 11 November 2022 RdSAP