Energy performance certificate (EPC)			
10 Fulwood Road Lowton WARRINGTON WA3 2AX	Energy rating	Valid until:	17 July 2034
		Certificate number:	9239-3040-1203-6784-0200
Property type Semi-detached house			
Total floor area	108 square metres		

Rules on letting this property

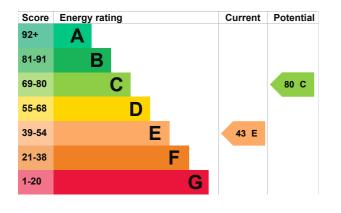
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance 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>).

Energy rating and score

This property's energy rating is E. 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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 410 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 **£2,864 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 £1,482 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 16,730 kWh per year for heating
- 2,265 kWh per year for hot water

Impact on the envi	ronment	This property produces	7.9 tonnes of CO2	
This property's environmental impact rating is F. 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.		This property's potential production2.6 tonnes of CO2		
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based or about average occupancy	and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use differe amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£805
2. Cavity wall insulation	£500 - £1,500	£146
3. Floor insulation (suspended floor)	£800 - £1,200	£182
4. Condensing boiler	£2,200 - £3,000	£287
5. Solar water heating	£4,000 - £6,000	£61

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£474

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	David Goodier	
Telephone	07899 653 746	
Email	enquiries@edwardsenergydirect.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	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/022388	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

No related party	
17 July 2024	
18 July 2024	
RdSAP	
	17 July 2024 18 July 2024