Energy performance certificate (EPC)

Southlyn Farnworth Road Penketh WARRINGTON WA5 2TX Energy rating

Valid until: 4 October 2033

Certificate number: 0555-3930-9200-2647-8200

Property type

Detached house

Total floor area

162 square metres

Rules on letting this property

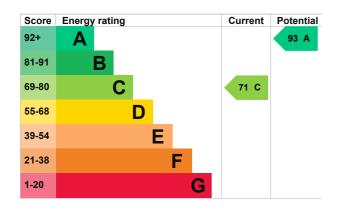
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 C. It has the potential to be A.

<u>See how to improve this property's energy 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	Cavity wall, as built, insulated (assumed)	Good	
Roof	Pitched, insulated (assumed)	Average	
Roof	Roof room(s), insulated (assumed)	Good	
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 Good		
Lighting	Low energy lighting in 85% of fixed outlets	Very good	
Floor	Solid, limited insulation (assumed)	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 168 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,497 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 £213 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 15,812 kWh per year for heating
- 1,926 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	4.9 tonnes of CO2	
This property's potential production	1.7 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£98
2. Replacement glazing units	£1,000 - £1,400	£115
3. Solar photovoltaic panels	£3,500 - £5,500	£625
4. Wind turbine	£15,000 - £25,000	£1,313

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	Alastair Anderson	
Telephone	0161 298 0629	
Email	alastair@amahomeinspections.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/004979	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	5 October 2023	
Date of certificate	5 October 2023	
Type of assessment	RdSAP	