

Energy performance certificate (EPC)

6, Jackson Avenue
Culcheth
WARRINGTON
WA3 4EL

Energy rating

B

Valid until:

6 August 2025

Certificate
number:

**0438-6094-7268-3575-
4980**

Property type

Detached bungalow

Total floor area

102 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](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>).

Energy rating and score

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

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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, filled cavity | Good |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Roof room(s), limited insulation (assumed) | Average |
| Roof | Pitched, 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 71% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | 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:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 120 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.
-

How this affects your energy bills

An average household would need to spend **£837 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 £92 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 10,933 kWh per year for heating
- 2,243 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.2 tonnes of CO₂

This property's potential production 1.8 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 | £41 |
| 2. Low energy lighting | £10 | £15 |
| 3. Solar water heating | £4,000 - £6,000 | £35 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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 | Robert McGee |
| Telephone | 01416429946 |
| Email | robert.mcgee@helms.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 | ECMK |
| Assessor's ID | ECMK300362 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 August 2015 |
| Date of certificate | 7 August 2015 |
| Type of assessment | RdSAP |

Green deal plan

Energy efficiency improvements were made to this property by a [Green deal plan](https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal) (<https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal>).

Before buying or renting this property, you should ask the property's owner for a copy of the plan. You can also get a copy of the plan from the plan's provider with the owner's consent.

Cost of the plan

Plan charges:

- are payable as part of the electricity bill
- reduce as each improvement is paid off

| | |
|-----------------------|--------------------|
| Current charge | £310 per year |
| Estimated saving | £652 per year |
| Payment period start | 14 August 2015 |
| Payment period end | 19 April 2038 |
| Interest rate payable | fixed at 8.25% APR |

This is the current charge, but the charge can change over time depending on the details of the plan. The plan can be paid off early, although extra costs may apply.

The estimated saving is based on:

- the original Green Deal assessment
- the improvements made by the plan
- typical energy use for this type of property, using current energy prices

| | |
|---|---------------------------|
| Solar photovoltaic panels (2 kWp, East, 45 degrees and 2 kWp, West, 45 degrees) | Paid off 24 February 2038 |
|---|---------------------------|

Plan and provider details

| | |
|-------------|--|
| Plan number | AD0000301281 |
| Provider | HOME ENERGY AND LIFESTYLE MANAGEMENT |
| Telephone | 01416417575 |
| Email | admin@helmsuk.co.uk |