Energy performance certificate (EPC)

164 Blackburn Road Great Harwood BLACKBURN BB6 7LU Energy rating

Valid until: 29 March 2032

Certificate number: 0110-2265-1071-2422-8491

Property type Mid-terrace house

Total floor area 105 square metres

Rules on letting this property

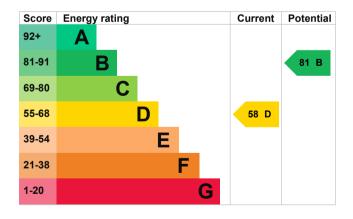
Properties can be let if they have an energy rating from A to E.

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-quidance</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 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 323 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,192 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 £400 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 18,375 kWh per year for heating
- 2,786 kWh per year for hot water

Impact on the environment		This property produces	6.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.9 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 has Carbon emissions	le (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People	

of energy.

living at the property may use different amounts

Changes you could make

produces

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£43
2. Internal or external wall insulation	£4,000 - £14,000	£211
3. Floor insulation (suspended floor)	£800 - £1,200	£29
4. Low energy lighting	£25	£41
5. Heating controls (room thermostat)	£350 - £450	£39
6. Solar water heating	£4,000 - £6,000	£36

Step Typical installation cost Typical yearly saving

7. Solar photovoltaic panels

£3.500 - £5.500

£315

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 Michael Heanue
Telephone 07882138889
Email info@bpepc.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 Stroma Certification Ltd

Assessor's ID STRO004481 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
25 March 2022
30 March 2022

RdSAP