

# Energy performance certificate (EPC)

|                                                 |                           |                                              |
|-------------------------------------------------|---------------------------|----------------------------------------------|
| 49 Priory Lane<br>GRANGE-OVER-SANDS<br>LA11 7BH | Energy rating<br><b>D</b> | Valid until: 15 December 2032                |
|                                                 |                           | Certificate number: 9065-3922-6202-4792-7200 |

**Property type**  
Semi-detached bungalow

**Total floor area**  
70 square metres

**Rules on letting this property**

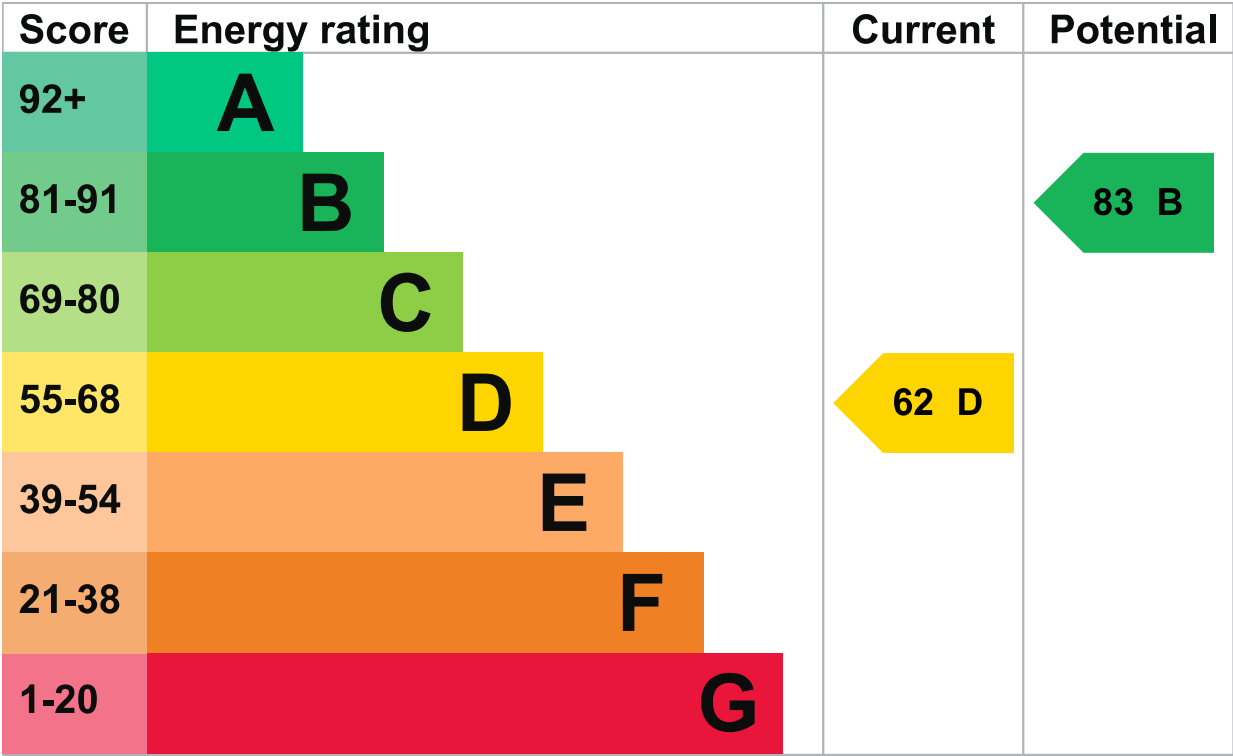
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. 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

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, 270 mm loft insulation                | Good    |
| 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 29% of fixed outlets    | Average |

| Feature           | Description                        | Rating |
|-------------------|------------------------------------|--------|
| 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 298 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

### How this affects your energy bills

An average household would need to spend **£815 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 £204 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:

- 9,888 kWh per year for heating
- 2,046 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 C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

3.7 tonnes of CO<sub>2</sub>

## This property's potential production

1.7 tonnes of CO2

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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

► [Do I need to follow these steps in order?](#)

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## Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£56

Potential rating after completing step 1

65 D

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## Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£58

Potential rating after completing steps 1 and 2

68 D

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## Step 3: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£41

Potential rating after completing steps 1 to 3

69 C

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## Step 4: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£24

Potential rating after completing steps 1 to 4

70 C

## Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£24

Potential rating after completing steps 1 to 5

71 C

## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£366

Potential rating after completing steps 1 to 6

83 B

## 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.](#)

## 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

Craig Turner

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#### Telephone

01229 811811

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#### Email

[scoward@pooletownsend.co.uk](mailto:scoward@pooletownsend.co.uk)

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### 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

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#### Assessor's ID

EES/007819

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#### Telephone

01455 883 250

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#### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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### About this assessment

#### Assessor's declaration

Employed by the professional dealing with the property transaction

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#### Date of assessment

16 December 2022

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**Date of certificate**

16 December 2022

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**Type of assessment**

► [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[0173-2887-6595-9302-2711 \(/energy-certificate/0173-2887-6595-9302-2711\)](/energy-certificate/0173-2887-6595-9302-2711)

**Expired on**

3 January 2022

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**Certificate number**

[0173-2883-6535-9320-4791 \(/energy-certificate/0173-2883-6535-9320-4791\)](/energy-certificate/0173-2883-6535-9320-4791)

**Expired on**

26 July 2020

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