

# Energy performance certificate (EPC)

First Floor Flat 45 Bryan Road BLACKPOOL FY3 9BG	Energy rating <b>D</b>	Valid until: 28 May 2030
		Certificate number: 8107-3297-2022-3127-5503

## Property type

Top-floor flat

## Total floor area

59 square metres

## Rules on letting this property

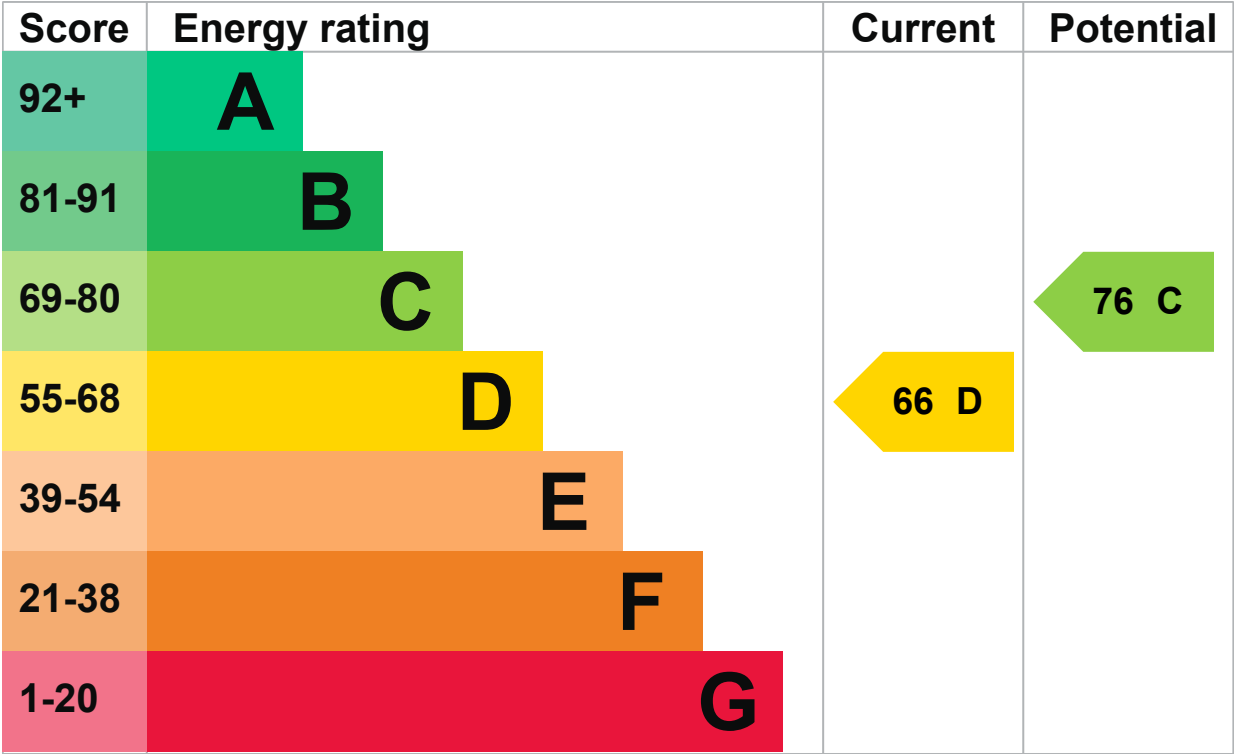
Properties can be let if they have an energy rating from A to E.

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 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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 365 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### How this affects your energy bills

An average household would need to spend **£743 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 £307 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 6,216 kWh per year for heating
- 1,334 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 954 kWh per year from loft insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

### Environmental impact of this property

This property's current environmental impact rating is E. 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.

### 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.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Changes you could make

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

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

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Typical yearly saving

£78

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Potential rating after completing step 1

69 C

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### Step 2: Change heating to gas condensing boiler

Typical installation cost

£3,000 - £7,000

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Typical yearly saving

£227

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Potential rating after completing steps 1 and 2

76 C

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## 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.

### 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

Simon Fish

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**Telephone**

07859932731

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**Email**

[simonlfish@yahoo.co.uk](mailto:simonlfish@yahoo.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**

Stroma Certification Ltd

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**Assessor's ID**

STRO013766

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**Telephone**

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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## About this assessment

**Assessor's declaration**

No related party

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**Date of assessment**

21 May 2020

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**Date of certificate**

29 May 2020

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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).

There are no related certificates for this property.