Energy performance certificate (EPC)			
Kristina Guest House	Energy rating	Valid until:	27 August 2024
55 Palatine Road BLACKPOOL FY1 4BX		Certificate number:	8294-7828-2090-3685- 1992
Property type	ſ	Mid-terrace house	
Total floor area		197 square metres	

# Rules on letting this property

# You may not be able to let this property

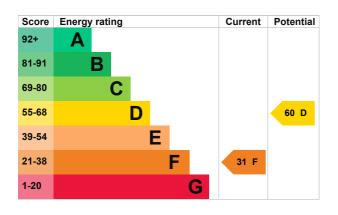
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 47% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£3,616 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 £1,335 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 31,236 kWh per year for heating
- 2,441 kWh per year for hot water

Impact on the envir	onment	This property produces	11.0 tonnes of CO2
This property's environmen E. It has the potential to be	, s	This property's potential production	6.0 tonnes of CO2
Properties get a rating from (worst) on how much carbo they produce each year.	( )	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	erty may use different

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£761
2. Cavity wall insulation	£500 - £1,500	£395.91
3. Low energy lighting	£40	£30.31
4. Solar water heating	£4,000 - £6,000	£148.89
5. Solar photovoltaic panels	£9,000 - £14,000	£238.32

### 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	Alistair Pacey
Telephone	01253 700261
Email	alistairpacey@btinternet.com

#### 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	STRO014928
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party
Date of assessment	15 August 2014
Date of certificate	28 August 2014
Type of assessment	RdSAP