

# Energy performance certificate (EPC)

38 Thurston Street BURNLEY BB11 3DJ	Energy rating <b>F</b>	Valid until:	30 March 2032
		Certificate number:	0150-2187-6071-2502-6311

Property type	Mid-terrace house
Total floor area	88 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 [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).

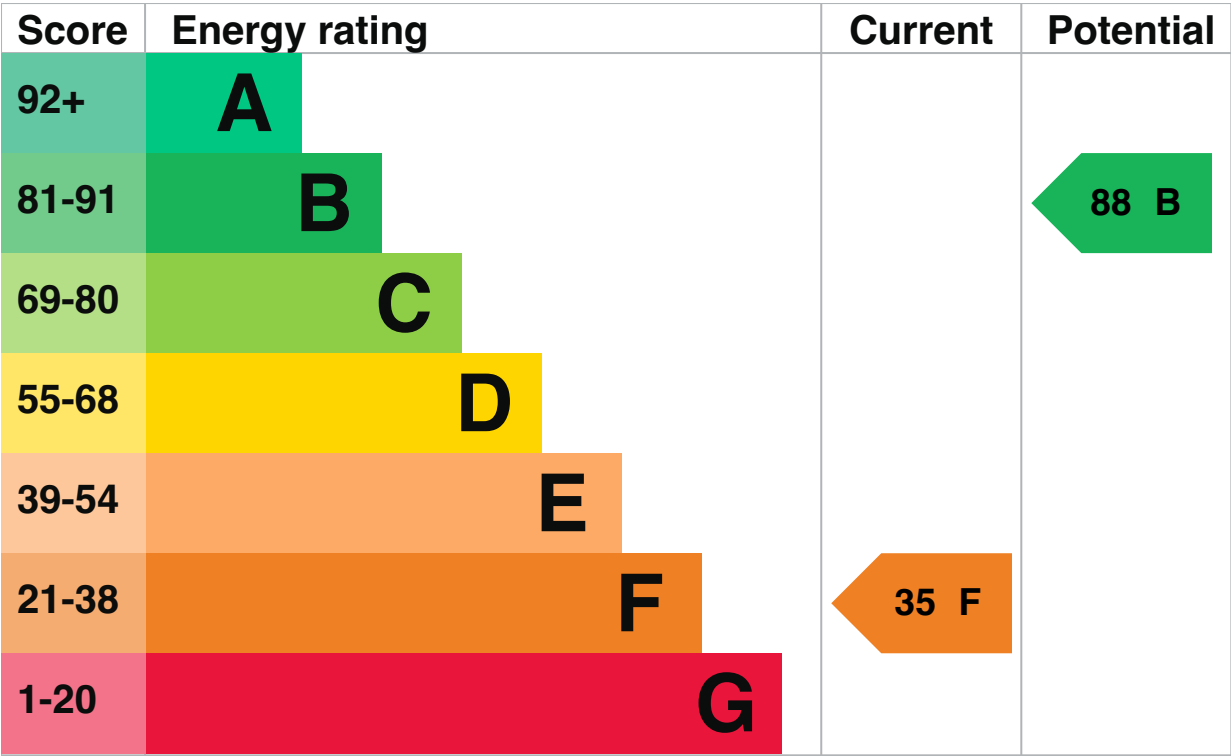
Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average



Feature	Description	Rating
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 418 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## 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 **£2,324 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 £1,501 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:

- 9,610 kWh per year for heating
- 1,963 kWh per year for hot water

## Impact on the environment

This property's 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.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	6.2 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	3.0 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.



# Steps you could take to save energy

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

## Step 1: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £681

Potential rating after completing step 1

52 E

## Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £94

Potential rating after completing steps 1 and 2

55 D

## Step 3: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost £2,000 - £3,000

Typical yearly saving £655

Potential rating after completing steps 1 to 3

75 C

## Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £71



## Potential rating after completing steps 1 to 4

**77 C**

## Step 5: Solar photovoltaic panels, 2.5 kWp

**Typical installation cost**

£3,500 - £5,500

**Typical yearly saving**

£330

## Potential rating after completing steps 1 to 5

**88 B**

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## 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**

Sam Smith

**Telephone**

07773249541

**Email**[sam@northerneco.co.uk](mailto:sam@northerneco.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	STRO036011
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	3 March 2022
Date of certificate	31 March 2022
Type of assessment	▶ <a href="#">RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">2245-1901-8209-5330-0200 (/energy-certificate/2245-1901-8209-5330-0200)</a>
Valid until	1 December 2030



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