Energy performance certificate (EPC)			
22 Clover Croft Higham	Energy rating	Valid until:	21 January 2035
BURNLEY BB12 9HR		Certificate number:	7205-2475-8002-1129-2206
Property type	Т	op-floor flat	
Total floor area	66 square metres		

Rules on letting this property

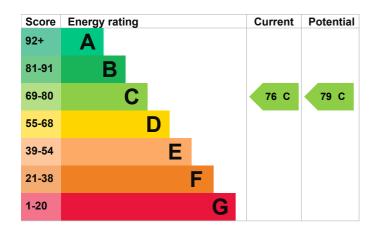
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

<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, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 160 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£687 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 £101 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 4,335 kWh per year for heating
- 1,751 kWh per year for hot water

Impact on the environment

This property produces	1.9 tonnes of CO2
This property's potential production	1.6 tonnes of CO2
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 a average occupancy and ener	rgy use. People living at
the property may use different amounts of energy	
	This property's potential production You could improve this proper making the suggested chang protect the environment. These ratings are based on a average occupancy and energy

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£45
2. Low energy lighting	£70	£57

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Darren Turner
Telephone	01254826620
Email	darren@wattsmartuk.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Quidos Limited	
QUID204423	
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info@quidos.co.uk	
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About this assessment

Assessor's declaration	No related party
Date of assessment	22 January 2025
Date of certificate	22 January 2025
Type of assessment	RdSAP