


Energy performance certificate (EPC)

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2 Bute Avenue
BLACKPOOL
FY1 2HR

Energy rating

D

Valid until

16 February 2036

Certificate number

0390-2733-4590-2626-5841

Property type

End-terrace house

Total floor area

244 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](#).

Energy rating and score

This property's 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, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Excellent lighting efficiency | Very good |
| Floor | To unheated space, insulated | N/A |
| Floor | (another dwelling below) | N/A |
| Air tightness | (not tested) | N/A |

| Feature | Description | Rating |
|-------------------|-------------|--------|
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m²).

► About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter](#)

How this affects your energy bills

An average household would need to spend **£3,200 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 £1,197 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 35,078 kWh per year for heating
- 2,401 kWh per year for hot water

Impact on the environment

This property's 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 (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

This property's potential production

5.0 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 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: Flat roof or sloping ceiling insulation

Typical installation cost

£900 - £1,200

Typical yearly saving

£295

Potential rating after completing step 167 D

Step 2: Room-in-roof insulation

Typical installation cost

£900 - £1,200

Typical yearly saving

£360

Potential rating after completing steps 1 and 271 C

Step 3: Cavity wall insulation

Typical installation cost

£900 - £1,500

Typical yearly saving

£542

Potential rating after completing steps 1 to 378 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£278

Potential rating after completing steps 1 to 4

80 C

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:

- 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

Simon Fish

Telephone

01253 714253

Email

simonfish@yahoo.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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/011884

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

27 January 2026

Date of certificate

17 February 2026

Type of assessment

▶ RdSAP

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9968-6082-6277-9362-2984](#)

Expired on

16 March 2022



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