Energy performance certificate (EPC)

23, Belgrave Road Aigburth LIVERPOOL L17 7AG	Energy rating	Valid until: Certificate number:	24 January 2024 0214-2844-7999-9824-2961	
Property type Mid-terrace house				
Total floor area		83 square metres		

Rules on letting this property

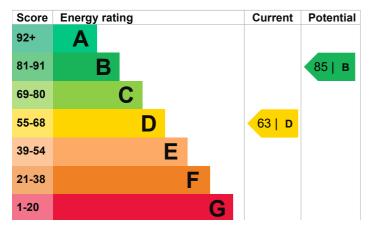
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> <u>performance.</u>



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Mostly double glazing	Average
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 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household 6 tonnes of CO2 produces

This property produces 3.6 tonnes of CO2

This property's potential production

1.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.3 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (63) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£187
2. Floor insulation	£800 - £1,200	£35
3. Low energy lighting	£30	£29
4. Solar water heating	£4,000 - £6,000	£28
5. Solar photovoltaic panels	£9,000 - £14,000	£231

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating use in this property		
Estimated yearly energy cost for this	£850	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property		
property				
Potential saving	£278	Space heating	10910 kWh per year	
The estimated cost shows how average household would spen		Water heating	2140 kWh per year	
property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Potential energy savings by installing insulation		
The estimated saving is based on making all		Type of insulation	Amount of energy saved	
of the recommendations in how this property's energy performa		Solid wall insulation	3876 kWh per year	
For advice on how to reduce yo visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.c				

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Paul Foster 01524 220013 neworders@etsos.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment NHER NHER005808 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 24 January 2014 25 January 2014 RdSAP