Energy performance certificate (EPC)			
33 Lynmouth Road LIVERPOOL L17 6AW	Energy rating	Valid until: 1 May 2032 Certificate number: 7602-5924-9830-0661-0222	
Property type	Detached house		
Total floor area		219 square metres	

Rules on letting this property

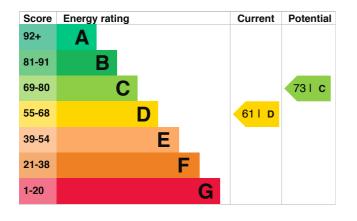
Properties can be rented if they have an energy rating from A to E.

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 C.

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



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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	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 81% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

of this	This property produces	8.4 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be D.		5.8 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the	
uce less CO2	environment.		
	Environmental impact rating	5	
6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.		
	nental impact b be D. rom A to G xide (CO2) they uce less CO2	Inental impact b be D.This property's potential productionrom A to G xide (CO2) theyBy making the recommendar could reduce this property's 2.6 tonnes per year. This we environment.uce less CO2Environmental impact rating assumptions about average energy use. They may not be	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to C (73).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£250
2. Floor insulation (suspended floor)	£800 - £1,200	£101
3. Solar photovoltaic panels	£3,500 - £5,500	£348

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

Estimated yearly energy cost for this property	£1899
Potential saving	£352

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	27145 kWh per year	
Water heating	2810 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Cavity wall insulation	4504 kWh per year	

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	Kevin Scott
Telephone	01513092203
Email	epcregisterdirect@gma

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

epcregisterdirect@gmail.com Stroma Certification Ltd

STRO035014 0330 124 9660 certification@stroma.com

No related party 29 April 2022 2 May 2022 RdSAP